



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

October 29, 2025

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for October 15, 2025. (For possible action)
- IV. Approval of the Agenda for October 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) 11/18/25 PC
2. **ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk/xx (For possible action) 11/18/25 PC
3. **VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg (For possible action) 11/18/25 PC
4. **DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
DESIGN REVIEW for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg (For possible action) 11/18/25 PC
5. **TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/xx (For possible action) 11/18/25 PC
6. **VS-25-0675-RIBBLE THOMAS EDWARD & BETTY THERESE:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/tpd (For possible action) 11/18/25 PC
7. **VS-25-0708-NV LAS DEC, LLC:**
VACATE AND ABANDON a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action) 11/18/25 PC

8. **VS-25-0711-SILVER SERENE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and between Cougar Avenue and Ford Avenue; and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise (description on file). JJ/rg/xx (For possible action) 11/19/25 BCC
9. **WS-25-0710-SILVER SERENE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce setbacks; and 2) reduce net lot area. **DESIGN REVIEW** for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/xx (For possible action) 11/19/25 BCC
10. **TM-25-500171-SILVER SERENE, LLC:**
TENTATIVE MAP consisting of 13 single-family residential lots on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/xx (For possible action) 11/19/25 BCC
11. **VS-25-0683-PRAISE TABERNACLE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/dd/xx (For possible action) 11/19/25 BCC
12. **UC-25-0682-PRAISE TABERNACLE, INC.:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; and 2) waive full off-site improvements.
DESIGN REVIEW for a place of worship on 2.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Ullom Drive within Enterprise. MN/dd/xx (For possible action) 11/19/25 BCC
13. **VS-25-0688-BD-WESTWIND 2, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, and between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/xx (For possible action) 11/19/25 BCC
14. **UC-25-0687-BD-WESTWIND 2, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) alternative driveway geometrics; 3) allow non-standard improvements in the right-of-way; and 4) waive full off-site improvements.
DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/xx (For possible action) 11/19/25 BCC

VII. General Business

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)

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

IX. Next Meeting Date: November 12, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

October 15, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Brady Bernhart, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for October 1, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for October 1, 2025.

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

CORRECTIONS to draft Minutes for October 1, 2025:

3. **ET-25-400091 (UC-19-0465)-CHURCH THE ROCK:**

ADD Public Works - Development Review condition:

- Provide a five-foot, detached asphalt path along Pebble Rd and Edmond St.

8. **SDR-25-0639-ZL II, LLC:**

ADD Comprehensive Planning condition:

- Only static images to be displayed on video display at no faster than 6 seconds per change.

11. **WS-25-0633-LANDBERG LAND INVESTORS LLC:**

ADD Comprehensive Planning condition:

- Add a minimum of 2 architectural features to the eastern elevations

IV. Approval of Agenda for October 15, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) /Unanimous

Applicant requested holds:

2. **TM-25-500161-DIAMOND FORD, LLC:** The applicant has requested a **HOLD** to no date certain:

Related applications:

4. ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
5. VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
6. DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
7. ZC-25-0661-CDC LAND, LLC SERIES D:
8. UC-25-0662-CDC LAND, LLC SERIES D:
9. ZC-25-0669-B & O INVESTMENT, LLC:
10. VS-25-0672-B & O INVESTMENT, LLC:
11. WS-25-0670-B & O INVESTMENT, LLC:

General Business item #2 will be heard before Planning and Zoning:

2. Receive a report and provide input regarding a proposed park located at the northwest corner of Pyle and Polaris. (discussion only)

V. Informational Items

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

- **PARKTOBERFEST**

Commissioner Michael Naft and Silverado Ranch Community Center present
Parktoberfest.

Free Family Event

Bounce Houses, Carnival Games, Face Paint, Food trucks (*additional fee),

Movies at Dusk

October 25th 4-8PM

Silverado Ranch Park

9855 Gillespie St, Las Vegas 89183

702-455-6811 for more info

- **HOWLOWEEN, CALLING ALL PARTY ANIMALS FOR A HOWLINGGOOD TIME**

Pet-Costume Contest, Animal Adoptions, Vegan Dog Treats

Saturday, October 25,

2 pm to 4 pm,

Desert Bloom Park 8405 S Maryland Parkway,

Questions 702-455-3535

- **MONSTER MASH TRUNK OR TREAT**

Clark County Parks & Recreation and LVMPD Enterprise Area Command Present

DJ, Food trucks, and free candy

Free Entry

October 30, 5pm to 8:30 pm,

Crossing Church, 7950 W. Windmill Lane

General Business

2. Receive a report and provide input regarding a proposed park located at the northwest corner of Pyle and Polaris. (discussion only)

Parks and Recreation presented the current plan for a new park at Pyle and Polaris. The open house held at the Silverado Ranch Community Center allowed the public an opportunity to make input on the desired options for the new park.

The TAB had 2 concerns:

- Is the park large enough to meet the demands for the rapidly increasing residential density in area east of Decatur Blvd and North of Catus Ave?
- The primary access is from Polaris not Valley View.

VI. Planning & Zoning

1. **TM-25-500160-DIAMOND ARVILLE, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 1.25 acres in IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Arville Street and south of Richmar Avenue (alignment) within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **TM-25-500161-DIAMOND FORD, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 2.5 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action) **10/21/25 PC**

The applicant requested a **HOLD** to no date certain.

3. **WS-25-0610-HEAVENLY TRUST & STARRING TAMMY TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks for existing accessory structures; 2) increase fence/wall height; and 3) allow lighting that is not shielded in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Raven Avenue within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff if approved conditions

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

4. **ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive (alignment) within Enterprise (description on file). JJ/gc (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive (alignment) and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
DESIGN REVIEW for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a single access point off of Dean Martin Dr for all 5 acres parcel

Per staff conditions

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

7. **ZC-25-0661-CDC LAND, LLC SERIES D:**
ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action) **11/05/25 BCC**

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

8. **UC-25-0662-CDC LAND, LLC SERIES D:**
USE PERMIT for a truck parking/staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.
DESIGN REVIEW for a truck parking/staging and outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh (For possible action) **11/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Use Permit;
APPROVE: Waiver of Development Standards #s 1 and 2;
DENY: Waiver of Development Standards #3 and 4;
APPROVE: Design Review
ADD Comprehensive Planning condition:
• Add guard shack and waste enclosure.
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

9. **ZC-25-0669-B & O INVESTMENT, LLC:**
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise (description on file). MN/rk (For possible action) **11/05/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **VS-25-0672-B & O INVESTMENT, LLC:**
VACATE AND ABANDON portion of a right-of-way being Windmill Lane located between Giles pie Street and Rancho Destino Road, and portion of a right-of-way being Giles pie Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/kh (For possible action) **11/05/25 BCC**

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

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

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)
Motion by David Chestnut
Action: **HOLD** to October 29, 2025, Enterprise TAB Meeting
Motion **PASSED** (4-0) /Unanimous

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be October 29, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:40 p.m.
Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-023

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Neighborhood). More specifically, the site is proposed for development of a 47 lot single-family residential subdivision with a density of 10.11 dwelling units per acre. The applicant is also requesting a zone change on these parcels from H-2 (General Highway Frontage) to RS2 (Residential Single-Family 2). This zone change requires a Master Plan Amendment to the CN (Compact Neighborhood) land use category. According to the applicant, the shift to CN (Compact Neighborhood) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north and east. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Single-family residential development & undeveloped

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

Related Applications

Application Number	Request
ZC-25-0689	A zone change to reclassify the site from H-2 to RS2 is a companion item on this agenda
DR-25-0691	Design review for single-family residential development is a companion item on this agenda
TM-25-500169	Tentative map for 47 single-family residential lots is a companion item on this agenda.
VS-25-0690	Vacation and abandonment to vacate patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

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

The applicant requests a change from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Intended primary land uses in the proposed Compact

Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. Properties along the Blue Diamond Road have seen a transition to higher intensity and density. Furthermore, the proposed project will provide a buffer between the high traffic volume of Blue Diamond Road and the medium density housing on the north and east sides of the project. The request also complies with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 17, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:
PENDING COMMENTS

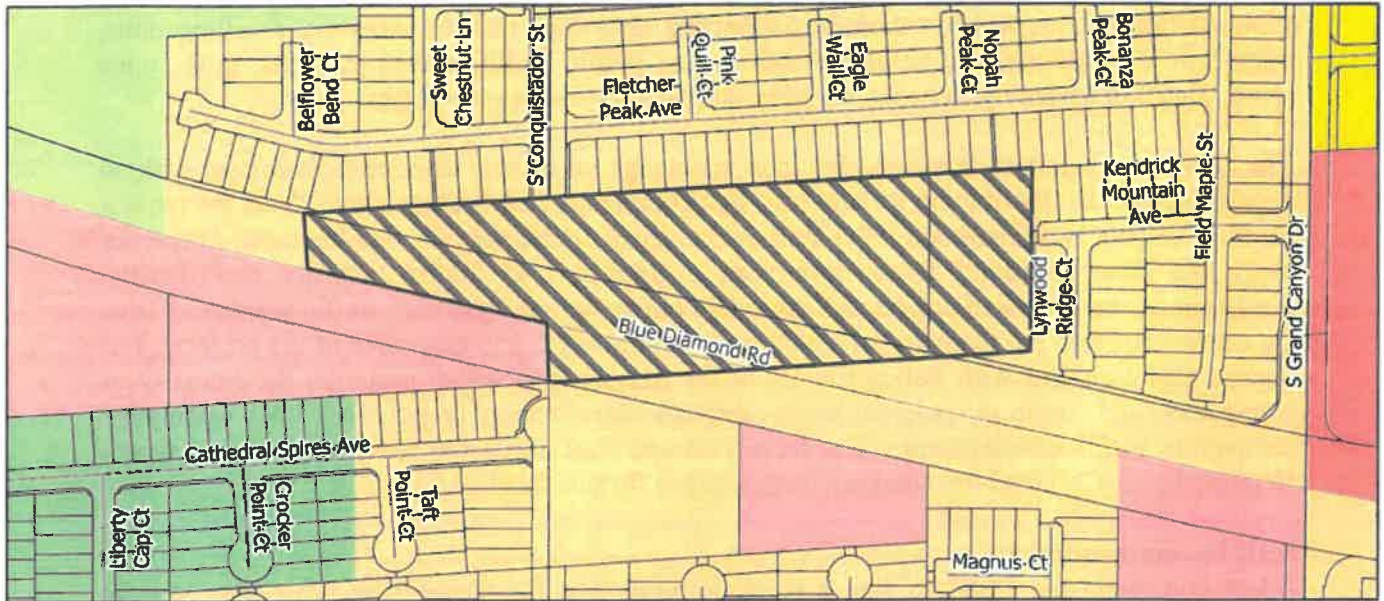
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: CIMARRON SPRING DEUX, LLC

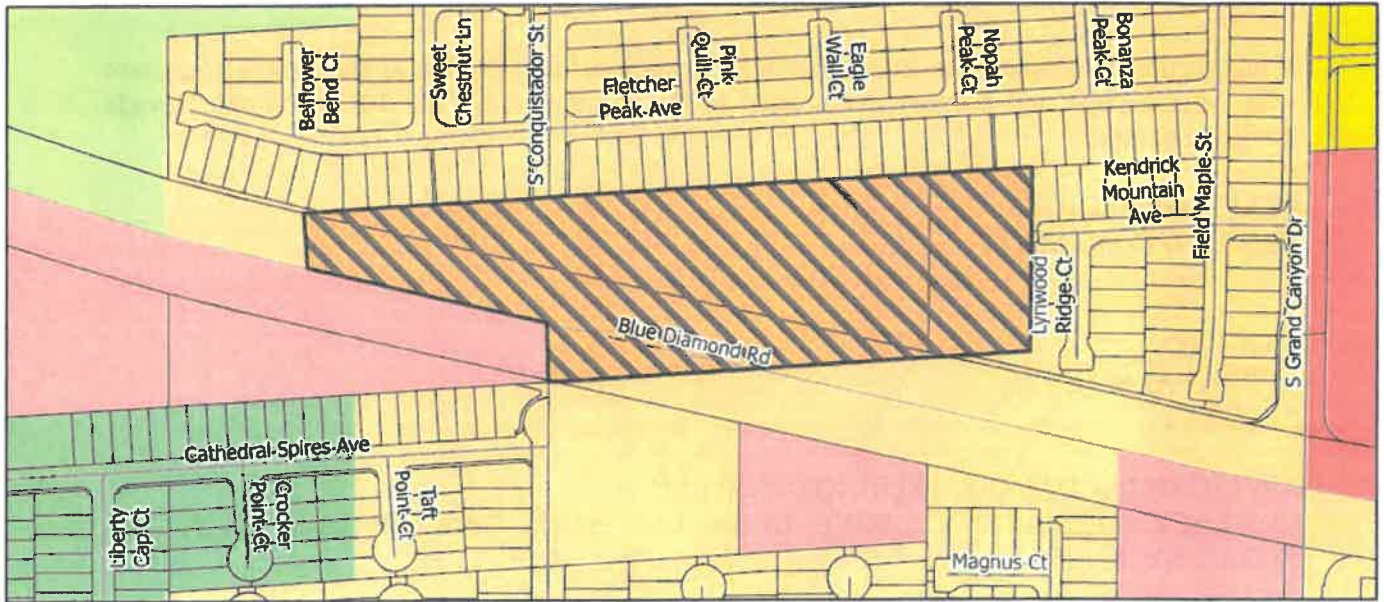
CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700042

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)

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): **PA-25-700042**, ZC-25-0689, VS-25-0690, WS-25-0691 & TM-25-500169

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

1A

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
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4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 976-1B-121-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision: Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Danish Imeni, Trustee of the Imeni Coin Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8182

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-885-8708

CELL _____

ACCLLA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Stoeckert

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-352-8844

CELL _____

ACCLLA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Danish Imeni
Property Owner (Print)

7-23-25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of the A&A Revocable Living Trust

ADDRESS: 14 Sugarberry Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL 702-371-9645

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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Henry Moradi

Property Owner (Signature)*

Hamid "Henry" Moradi

Property Owner (Print)

07/11/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision: Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: USA

ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-985-8708 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID #

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Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

07/11/2025
Date

February 27, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Blue Diamond & Conquistador
APR-25-100473
APN: 176-19-101-014 & 176-19-101-023
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes-Nevada LLC, is respectfully submitting justification for a Master Plan Amendment for a proposed Single-Family Subdivision.

Project Information

The subject site is 4.65 gross acres and located north of Blue Diamond Road and south of Conquistador Street. A Tentative Map is requested to allow for the development of a 47-lot single-family residential subdivision with a density of 10.11 dwelling units per acre. The lots range in size from 2,787 square feet to 9,252 square feet, with an average lot size of 2,800 square feet. The site is currently zoned H-2 (General Highway Frontage District H-2). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). We are also requesting that the Land Use change from Mid-Intensity Suburban Neighborhood to CN (Compact Neighborhood).

Master Plan Amendment

This request is to amend the land use of the subject parcel to CN (Compact Neighborhood) from MN (Mid-Intensity Suburban Neighborhood). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

The shift to CN (Compact Neighborhood) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north, south, and east. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

The Master Plan Amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of industrial uses. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.

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

Sincerely,

A handwritten signature in black ink, reading "Susan Florian". The signature is written in a cursive style with a large, looped "S" and a stylized "F".

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk/xx (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-023

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS2 (Residential Single-Family 2) Zone. The subject site is proposed for a 47 lot single-family residential subdivision with a density of 10.11 dwelling units per acre. According to the applicant the site is directly adjacent to Blue Diamond Road, a major arterial street that supports increased density and diverse housing types. The transition to RS2 will provide an appropriate buffer between the commercial zoning and the lower-density RS3.3 neighborhood, while also promoting a more efficient use of land consistent with smart growth principles. This rezoning supports the County's goals for housing diversity, walkability, and infill development in areas well-served by infrastructure and transportation access. Lastly, the proposed amendment supports the imperative for in-fill developments.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Single-family residential development & undeveloped

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

Related Applications

Application Number	Request
PA-25-700042	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
DR-25-0691	Design review for single-family residential development is a companion item on this agenda.
TM-25-500169	Tentative map for 47 single-family residential lots is a companion item on this agenda.
VS-25-0690	Vacation and abandonment to vacate patent easements 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. Although the subject site does not abut RS2 zoning, some of the properties in this area along Blue Diamond Road are zoned for more intensive uses. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS2 Zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 17, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:
ADDITIONAL CONDITIONS PENDING

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC
CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS,
NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700042, ZC-25-0689, VS-25-0690, WS-25-0691 & TM-25-500169

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

2A

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-18-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blk # Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision Zone Change

PROPERTY OWNER INFORMATION

NAME: Danish Imani, Trustee of the Imani Coin Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8152

CELL _____

APPLICANT INFORMATION (Information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-885-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Taney Engineering A/E/ Emily Siebertson

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-352-8944

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

[Signature]
Property Owner (Signature)*

Danish Imani
Property Owner (Print)

7-25-25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Zone Change

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of the A&A Revocable Living Trust

ADDRESS: 14 Sugarberry Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL 702-371-9645

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STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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Henry Moradi

Property Owner (Signature)*

Hamid "Henry" Moradi

Property Owner (Print)

07/11/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision: Zone Change

PROPERTY OWNER INFORMATION

NAME: USA

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-985-8708 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

07/11/2025
Date

September 22, 2025

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

**Re: Blue Diamond & Conquistador
APR-25-100473
APN: 176-19-101-014 & 176-19-101-023
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes-Nevada LLC, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.65 gross acre, 47-lot single-family residential subdivision.

Project Information

The subject site is 4.65 gross acres and located north of Blue Diamond Road and south of Conquistador Street. A Tentative Map is requested to allow for the development of a 47-lot single-family residential subdivision with a density of 10.11 dwelling units per acre. The lots range in size from 2,787 square feet to 9,252 square feet, with an average lot size of 2,800 square feet. The site is currently zoned H-2 (General Highway Frontage District H-2). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned H-2 (General Highway Frontage District), to RS2 (Residential Single-Family 2). The RS2 zoning designation is comparable to RS3.3 in terms of lot sizes and development patterns, supporting similar single-family residential uses that are compatible with the surrounding neighborhood. It is important to note that the existing H-2 zoning permits a significantly higher density than what is being proposed under this application. We believe that single-family homes provide a more appropriate and context-sensitive use for this infill site, offering a better fit for the surrounding area while ensuring a compatible transition and maintaining neighborhood character. Additionally, the proposed development will include open space areas where families can spend quality time together, further enhancing the livability and community value of the project while utilizing the site efficiently.

Given that our property is currently zoned H-2 (General Highway Frontage District) and abuts properties zoned RS3.3, we are requesting a rezoning to RS2 in alignment with both the evolving character of the surrounding area and the strategic advantages of our location. Our site is directly adjacent to Blue Diamond Road, a major arterial street that supports increased density and diverse housing types. The transition to RS2 will provide an appropriate buffer between the commercial zoning and the lower-density RS3.3 neighborhood, while also promoting a more efficient use of land consistent with smart growth principles. This rezoning supports the city's goals for housing diversity, walkability, and infill development in areas well-served by infrastructure and transportation access.

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

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

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

Sincerely,

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

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS.

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the proposed residential subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
Southwest	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

Related Applications

Application Number	Request
PA-25-700042	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0689	A zone change to reclassify the site from H-2 to RS2 is a companion item on this agenda

Related Applications

Application Number	Request
DR-25-0691	Design review for a single-family residential development is a companion item on this agenda.
TM-25-500169	Tentative map for 47 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

PENDING

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700042, ZC-25-0689, VS-25-0690, WS-25-0691 & TM-25-500169

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

3A

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100475

ASSESSOR PARCEL #(s): 176-18-101-014

PROPERTY ADDRESS/ CROSS STREETS: 816 Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision: Vacation

PROPERTY OWNER INFORMATION

NAME: Danish Imani, Trustee of the Imani Coin Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89125

TELEPHONE: 702-513-8182

CELL

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-885-8708

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Alin Emily Sistiabom

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-352-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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

[Signature]
Property Owner (Signature)*

Danish Immani
Property Owner (Print)

7-23-25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Vacation

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of the A&A Revocable Living Trust

ADDRESS: 14 Sugarberry Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL 702-371-9645

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi

Property Owner (Signature)*

Hamid "Henry" Moradi

Property Owner (Print)

07/11/25

Date

August 14, 2025

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

**Re: Blue Diamond & Conquistador
APR-25-100473
APN: 176-19-101-014 & 176-19-101-023
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes-Nevada, LLC. is respectfully submitting justification for the following vacations.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of a patent easement located along the north, west, and south property boundaries of APN 176-19-101-014.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

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

Sincerely,



Emily Sidebottom
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

DESIGN REVIEW for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-023

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 10.11
- Minimum/Maximum Lot Size (square feet): 2,787/9,252
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 9,400/11,101

Site Plan

The proposed 47 lot single-family residential subdivision is located on the north side of Blue Diamond Road and west of Grand Canyon Drive. The subdivision includes 3 unnamed public streets which serve 47 lots. Conquistador Street, a north/south right-of-way, functions as the entry point at the northwest corner of the site. There is an east/west street which terminates as a stub at both ends, with two north/south streets, which also end as stubs. All internal streets feature a 5 foot wide sidewalk on both sides.

Landscaping

A 10 foot wide landscape strip along Blue Diamond Road meets Title 30 requirements with large trees, shrubs, and drought-tolerant planting. The design includes efficient irrigation and maintains clearances for safety and visibility.

Elevations

The plans depict 4, two-story homes that measure up to 28 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict model homes with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage. The submitted floor plans show a minimum area of 1,284 square feet to a maximum of 1,609 square feet.

Applicant's Justification

The applicant is proposing a 47 lot single-family residential development. The configuration of the lots and internal circulation has been designed to ensure compliance with safety standards while maximizing the efficient use of the site. None of the proposed lots will have frontage along Blue Diamond Road. Rather all access to the lots will be provided through Conquistador Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
Southwest	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700042	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0689	A zone change to reclassify the site from H-2 to RS2 is a companion item on this agenda.
VS-25-0690	Vacation and abandonment to vacate patent easements is a companion item on this agenda.
TM-25-500169	Tentative map for 47 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 elevations and aesthetic features are not unsightly or undesirable in appearance and match those within the immediate area. The architectural features provided on all four sides of the homes and the street landscaping meet the requirements of Title 30. Staff is supporting the companion plan amendment and zone change; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS
VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700042, ZC-25-0689, VS-25-0690, **WS-25-0691** & TM-25-500169

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

4A

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APH-25-100473

ASSESSOR PARCEL #(s): 176-1B-101-014

PROPERTY ADDRESS/ CROSS STREETS: El Dorado & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision: Waiver, Design Review

PROPERTY OWNER INFORMATION

NAME: Dartish Inani, Trustee of the Inani Coin Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

APPLICANT INFORMATION (Information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-885-8708

CELL _____

ACCLIA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Taney Engineering A/E/ P/ Emy Sioebollon

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-352-8644

CELL _____

ACCLIA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Dartish Inani
Property Owner (Print)

7-25-25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Waiver, Design Review

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of the A&A Revocable Living Trust

ADDRESS: 14 Sugarberry Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL 702-371-9645

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi

Property Owner (Signature)*

Hamid "Henry" Moradi

Property Owner (Print)

07/11/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Waiver, Design Review

PROPERTY OWNER INFORMATION

NAME: USA

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-985-8708 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

07/11/2025
Date

September 22, 2025

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

**Re: Blue Diamond & Conquistador
APR-25-100473
APN: 176-19-101-014 & 176-19-101-023
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes-Nevada LLC, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.65 gross acre, 47-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 4.65 gross acres and located north of Blue Diamond Road and south of Conquistador Street. A Tentative Map is requested to allow for the development of a 47-lot single-family residential subdivision with a density of 10.11 dwelling units per acre. The lots range in size from 2,787 square feet to 9,252 square feet, with an average lot size of 2,800 square feet. The site is currently zoned H-2 (General Highway Frontage District H-2). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). We are also requesting that the Land Use change from Mid-Intensity Suburban Neighborhood to CN (Compact Neighborhood).

Blue Diamond Road will receive full off-site improvements including curb, gutter, a meandering sidewalk, paving, and streetlights. Conquistador Road will be extended to serve as the sole point of access into the subdivision, ensuring clear and organized circulation while maintaining a single, controlled entrance for the development. Lots 1- 47 will be accessed via a 50-foot-wide public street that terminates in a sub-street.

None of the proposed lots will have frontage along Blue Diamond Road, as all access to the lots will be provided exclusively through Conquistador Street. As a result, there is no street frontage along Blue Diamond for any of the lots, and therefore, perimeter landscaping along Blue Diamond is not required. We are providing a 10-foot landscape buffer along the frontage, within which a 5-foot-wide meandering trail will be incorporated to enhance pedestrian connectivity with bushes on the side.

In accordance with code requirements, the project is required to provide 9,400 square feet of open space; however, the proposed development will exceed this requirement by providing a total of 11,101 square feet of open space. Within this open space, a variety of amenities will be included to enhance usability and community benefit, including trails, benches, a play structure, and a barbecue grill area with additional seating. These features will support active and passive recreation opportunities for residents while exceeding the code's intent to provide accessible, functional open space within the development.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	General Highway Frontage District (H-2)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Undeveloped)	NC (Neighborhood Commercial)	Commercial General (CG)
	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	General Highway Frontage District (H-2)
		Residential Single-Family 3.3 (RS3.3)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed/Undeveloped)	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	Residential Single-Family 3.3 (RS3.3)
		Commercial General (CG)
	NC (Neighborhood Commercial)	General Highway Frontage District (H-2)

Wavier of Development Standards- Private Streets and Access

This request is to allow for a maximum of 8 dwelling units to face a private street less than 150 in length where the maximum is 6 dwelling units per Section 30.04.08. E.3. Allowing 8 dwelling units instead of 6 enables more efficient use of available land, especially in areas where space is limited. The difference in traffic generated by 8 units compared to 6 is likely to be minimal. Due to the constraints of the subdivision and the requirement to provide a county-approved turnaround for emergency and service vehicles, we are unable to reconfigure the lot layout in a way that would avoid the use of sub-street. The turnaround design and required clearances limit the available area for lot placement and circulation, making the current configuration the most practical and functional option for the site. As a result, the lots will utilize a sub-street to ensure proper access and compliance with county safety standards while maximizing the effective use of the property. We expect the impact will be negligible.

Design Review – Architecture

This request is for a design review of 4 architectural floor plans and elevations. The one to two- story detached single-family homes are 1,284 to 1,609 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater; this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(c) where it states that “a 10-foot reduction for the full primary structure width” is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

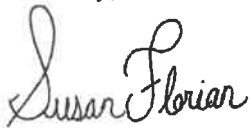
Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	25'-8"	2 car garage
Cypress	25' Series	1,421	2 story	24'-8"	2 car garage
Juniper	25' Series	1,540	2 story	27'-2"	2 car garage
Oak	25' Series	1,609	2 story	24'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Cypress	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Juniper	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line Window Trim

Oak	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line Window Trim
-----	------------	---

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

Sincerely,



Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-023

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 10.11
- Minimum/Maximum Lot Size (square feet): 2,787/9,252

Project Description

The proposed 47 lot single-family residential subdivision is located on the north side of Blue Diamond Road and west of Grand Canyon Drive. The subdivision includes 3 unnamed public streets which serve 47 lots. Conquistador Street, a north/south right-of-way, functions as the entry point at the northwest corner of the site. There is an east/west street which terminates as a stub at both ends, with two north/south streets, which also end as stubs. All internal streets feature a 5 foot wide sidewalk on both sides.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
Southwest	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Related Applications

Application Number	Request
PA-25-700042	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0689	A zone change to reclassify the site from H-2 to RS2 is a companion item on this agenda.
VS-25-0690	Vacation and abandonment to vacate patent easements is a companion item on this agenda.
DR-25-0691	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 set forth in Title 30. The proposed internal street network is functional, with adequate access provided via Conquistador Street and three public streets. The layout supports circulation, future connectivity, and includes 5 foot sidewalks on both sides to enhance pedestrian access. Staff recommends approval of the tentative map.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 17, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700042, ZC-25-0689, VS-25-0690, WS-25-0691 & **TM-25-500169**

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

5A

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 7



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #: APR-25-100473

ASSESSOR PARCEL #(s): 076-1B-101-014

PROPERTY ADDRESS/ CROSS STREETS: 8115 Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION:

47 lot single family residential subdivision: Tentative Map

PROPERTY OWNER INFORMATION

NAME: Danish Imani, Trustee of the Imani Coin Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-885-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Apm &my Siesbottom

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-352-8944

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Danish Imani
Property Owner (Print)

7-25-2015
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Tentative Map

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of the A&A Revocable Living Trust

ADDRESS: 14 Sugarberry Ln

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL 702-371-9645

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-985-8708 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi

Property Owner (Signature)*

Hamid "Henry" Moradi

Property Owner (Print)

07/11/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100473

ASSESSOR PARCEL #(s): 176-19-101-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Conquistador

DETAILED SUMMARY PROJECT DESCRIPTION

47 lot single family residential subdivision : Tentative Map

PROPERTY OWNER INFORMATION

NAME: USA

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-985-8708 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

07/11/2025
Date

September 22, 2025

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

**Re: Blue Diamond & Conquistador
APR-25-100473
APN: 176-19-101-014 & 176-19-101-023
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes-Nevada LLC, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.65 gross acre, 47-lot single-family residential subdivision.

Tentative Map

The subject site is 4.65 gross acres and located north of Blue Diamond Road and south of Conquistador Street. A Tentative Map is requested to allow for the development of a 47-lot single-family residential subdivision with a density of 10.11 dwelling units per acre. The lots range in size from 2,787 square feet to 9,252 square feet, with an average lot size of 2,800 square feet. The site is currently zoned H-2 (General Highway Frontage District H-2). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2).

Blue Diamond Road will receive full off-site improvements including curb, gutter, a meandering sidewalk, paving, and streetlights. Conquistador Road will be extended to serve as the sole point of access into the subdivision, ensuring clear and organized circulation while maintaining a single, controlled entrance for the development. Lots 1- 47 will be accessed via a 49-foot-wide public street that terminates in a sub-street.

None of the proposed lots will have frontage along Blue Diamond Road, as all access to the lots will be provided exclusively through Conquistador Street. As a result, there is no street frontage along Blue Diamond for any of the lots, and therefore, perimeter landscaping along Blue Diamond is not required. We are providing a 10-foot landscape buffer along the frontage, within which a 5-foot-wide meandering trail will be incorporated to enhance pedestrian connectivity with bushes on the side.

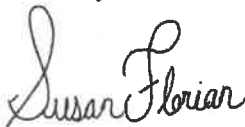
In accordance with code requirements, the project is required to provide 9,400 square feet of open space; however, the proposed development will exceed this requirement by providing a total of 11,101 square feet of open space. Within this open space, a variety of amenities will be included to enhance usability and community benefit, including trails, benches, a play structure, and a barbecue grill area with additional seating. These features will support active and passive recreation opportunities for residents while exceeding the code's intent to provide accessible, functional open space within the development.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
---------------------------------	--	---------------------------------

Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	General Highway Frontage District (H-2)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Undeveloped)	NC (Neighborhood Commercial)	Commercial General (CG)
	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	General Highway Frontage District (H-2)
		Residential Single-Family 3.3 (RS3.3)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	Residential Single-Family 3.3 (RS3.3)
		General Highway Frontage District (H-2)
West (Developed/ Undeveloped)	MN (Mid-Intensity Suburban Neighborhood up to 8/du/ac)	Residential Single-Family 3.3 (RS3.3)
		Commercial General (CG)
	NC (Neighborhood Commercial)	General Highway Frontage District (H-2)

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0675-RIBBLE THOMAS EDWARD & BETTY THERESE:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/tpd (For possible action)

RELATED INFORMATION:**APN:**

176-22-801-001

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant is proposing to vacate and abandon patent easements on the subject parcel. The applicant indicates the easements are no longer needed for public use or future infrastructure.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	A vacation and abandonment of easements and rights-of-way	Approved by BCC	January 2017
ZC-1026-05	Zone changes to reclassify 3,800 parcels from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Undeveloped
South & West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residence

STANDARDS FOR APPROVAL:

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

Analysis
Public Works
Pending

Staff Recommendation
Pending...

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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS ARE PENDING

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THOMAS ERIBBLE

CONTACT: THOMAS RIBBLE, 5543 TAYLOR ROSE AVENUE, LAS VEGAS, NV 89139



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): VS-25-0675

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
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Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

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MOAPA VALLEY

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Moapa Valley Community Center
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MOUNTAIN SPRINGS

Electra Smith, Secretary
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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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

Page 2 of 4



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-801-001

PROPERTY ADDRESS/ CROSS STREETS: 9520 S Tenaya Way & Richmar Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Single family Custom Home Build

vacation and abandonment of government
patent easements

PROPERTY OWNER INFORMATION

NAME: Thomas Ribble Betty Ribble

ADDRESS: 5543 Taylor Rose Ave

CITY: Las Vegas

STATE: NV ZIP CODE: 89139

TELEPHONE: _____ CELL 702-201-0221 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Thomas Ribble

ADDRESS: 5543 Taylor Rose Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-201-0221 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomas Ribble

ADDRESS: 5543 Taylor Rose Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-201-0221 EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Thomas Ribble
Property Owner (Print)

6-6-2025
Date

DEPARTMENT USE ONLY:

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OTHER

APPLICATION # (s)

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Thomas Ribble
Phone: (702) 201-0221
Email: dream_ribb@yahoo.com
Date: June 12, 2025

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

Subject: Justification Letter for Easement Vacation Request

APN: 176-22-801-001
Address: 9520 S. Tenaya Way, Las Vegas, NV 89178
To Whom It May Concern,

I am submitting this letter in support of my application to vacate two easements located on my property identified as Assessor's Parcel Number 176-22-801-001, located at 9520 S. Tenaya Way, Las Vegas, NV 89178, in unincorporated Clark County, Nevada.

The easements in question include a 33-foot Government Patent Easement (GPE) and a 3-foot Government Patent Easement (GPE). These easements were originally recorded as part of the historic land patent system but are no longer necessary for public use or future infrastructure. There are no existing utilities, drainage improvements, or access routes within either easement, and no agency has indicated any planned use.

I am requesting these easements be vacated based on the following reasons:

1. No Current or Anticipated Use – Neither the 33-foot nor the 3-foot GPE is being used by the County, utility providers, or adjacent property owners.
2. Development Constraint – The easements restrict the usable area of the property and hinder the design and construction of a new residential structure.
3. No Negative Impact – Vacating these easements will not adversely impact surrounding properties, public access, or future public infrastructure. The request is consistent with nearby development patterns and land use planning policies.

For these reasons, I respectfully request the County's approval to vacate both the 33-foot and 3-foot Government Patent Easements on APN 176-22-801-001. Please feel free to contact me if any further documentation or clarification is needed.

Sincerely,

Thomas Ribble



11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0708-NV LAS DEC, LLC:

VACATE AND ABANDON a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

176-02-314-001

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Redwood Street. The applicant states that the vacation is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400033 (UC-0459)	First extension of time to install full off-site improvement	Approved by BCC	May 2025
AV-24-900381	Revised plans for UC-22-0459	Approved by ZA	July 2024
WC-23-400187 (ZC-0502-06)	Waiver of conditions for traffic study	Approved by BCC	February 2024
UC-22-0459	Use permit, waivers of development standards, and design review for electric substation and accompanying equipment	Approved by BCC	January 2023
VS-22-0460	Vacation and abandonment of easements and right-of-way	Approved by BCC	October 2022
TM-22-500164	Commercial subdivision	Approved by BCC	October 2022
ZC-0502-06	Reclassified both parcels (substation) of this site to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Vehicle sales & undeveloped
South	Business Employment	RM32	Multi-family residential
East	Business Employment	CG	Undeveloped
West	Business Employment	CG	Parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Pending Comment.

Staff Recommendation

Pending.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO DRIVE, SUITE S305, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): VS-25-0708

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100869

ASSESSOR PARCEL #(s): 177-16-401-006 ptn, 007 ptn

PROPERTY ADDRESS/ CROSS STREETS: NEC Las Vegas Boulevard South and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit, Waivers of Development Standards, and Design Review for a retail building and gasoline station at the NEC of Las Vegas Boulevard South and Pebble Road

PROPERTY OWNER INFORMATION

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

APPLICANT INFORMATION (information must match online application)

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

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

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

Property Owner (Signature)*

Abdus 
Property Owner (Print)

08/26/2025
Date



702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

August 27, 2025

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

SUBJECT: APR-25-100934
JUSTIFICATION LETTER – 5' Vacation of Right-Of-Way
(PW23-10767 Revision R001)

To whom this may concern:

Please, grant the 5-foot vacation of the west portion of Redwood Street, Public Right-of-Way DOC# 2003120401861, from 30-feet to 25-feet. Additionally, a pedestrian access and streetlight traffic control device easement and a drainage and utility easement will be requested to compliment the requested vacation. The reason for this request is the need for detached sidewalks along this portion of Redwood Street per comment from the Clark County Public Works Department.

Please feel free to contact me should you have any questions or further comments.

Sincerely,

RICK

Gregory J. Hansen E.I.
Principal Engineering Designer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0711-SILVER SERENE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and between Cougar Avenue and Ford Avenue, and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise (description on file). JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-16-701-007; 176-16-701-008; portion of 176-16-701-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate and abandon existing patent easements and public right-of-way located within the boundaries of the subject site. These easements and right-of-way are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from RE zoning to RE (RNP-1) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-25-0710	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500171	A tentative map for 13 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works**

Pending

Staff Recommendation

Pending...

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): WS-25-0710, VS-25-0711 & TM-25-500171

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 2



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100634

ASSESSOR PARCEL #(s): 176-16-701-007

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Silver Serene LLC

ADDRESS: 9500 Hillwood Drive, Suite #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)240-5605

CELL (681)220-0587

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimley-Horn

ADDRESS: 6871 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)623-7233

CELL (480)710-4983

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

F. ROHMAN
Property Owner (Print)

08/27/25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100834

ASSESSOR PARCEL #(s): 176-16-701-008

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust etal and Roohani Khusrow TRS

ADDRESS: 8600 Hillwood Dr, Suite #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)240-5605

CELL (866)220-0587

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kinley-Horn

ADDRESS: 8871 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)623-7233

CELL (480)710-4983

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Property Owner (Print)

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100634

ASSESSOR PARCEL #(s): 170-10-701-024

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Reehani Khusrav Family Trust etal and Rohani Family Trust
ADDRESS: 9500 Hillwood Dr. Suite #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 E. Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: (702)240-5805 CELL: (861)220-0587 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: (702)623-7233 CELL: (480)710-4993 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

KHUSRAV ROOHANI
Property Owner (Print)

08/25/25
Date



August 14, 2025

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

**RE: Buffalo & cougar
Justification Letter for Vacation of Patent Easement and Vacation of Right of Way
APNs: 176-16-701-007; -008 & -024**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Vacation of Patent Easement and Vacation of Right of Way. The subject project is a proposed residential subdivision located at the SEC of Cougar Avenue and Warbonnet Way (APNs: 176-16-701-007; -008 & -024) herein referred to as the "Site."

A Vacation of Patent Easement is being requested and processed for this project to vacate the following easements:

- Portion of Right of Way granted by book 20161201 document 00869, issued December 1, 2016.
- Portion of Right of Way granted by book 20091116 document 02276, issued November 16, 2009.
- Portion of easement granted by book 1636 instrument 1595704, patent number 1186771, issued October 20, 1982
- Portion of easement granted by book 760 instrument 610608, issued November 23, 1966

The portion of patent easements are being vacated because they are no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. The 5-foot portions of the right of way adjacent to Cougar Ave and the 8-foot portions along Warbonnet Way and Cougar Ave are no longer needed as both street will be designated as 25-foot public right-of-way.. The portions of the patent easements and right of way that remain, less the vacated portions, will become Clark County right-of-way, aligned at the proposed back of curb, upon recordation of the Final Map for the project. These easement vacations are justified by providing the required landscaping along the public street frontages per Clark County Title 30 development standards.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

A handwritten signature in blue ink, appearing to read "E. Horn".

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0710-SILVER SERENE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS of the following: **1)** reduce setbacks; and **2)** reduce net lot area.

DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-16-701-007; 176-16-701-008; portion of 176-16-701-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front yard setback to 20 feet where 40 feet is the minimum required per Section 30.02.04 (a 50% reduction).
2. Reduce the net lot area to a minimum of 16,472 square feet where a minimum of 18,000 square feet is required per Section 30.02.04 (an 9% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50
- Project Type: Single-family residential development
- Number of Lots: 3
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,088 / 30,852 (gross) and 16,472 / 26,851 (net)
- Number of Stories: 1
- Building Height (feet): up to 23
- Square Feet: 3,479 to 4,019

Site Plan

The plan depicts a proposed subdivision consisting of 13 single-family residential lots. Lots 1 through 6 are accessed from 39-foot-wide private street with roll curbs on both sides and no sidewalks, which terminates in a cul-de-sac. Lots 7 through 12 front Miller Lane, a 50 foot wide public street with detached sidewalks on both sides of Miller Lane. Lot 13 is located at the northeast corner of the subdivision and has direct access from Cougar Avenue, where a detached sidewalk is provided.

The waiver of development standards has been requested to reduce the front yard setback for the proposed lots to 20 feet, where 40 feet is the minimum required setback per Section 30.02.06 for lots 1 through 6 within the proposed subdivision.

The applicant is also requesting a reduction in net lot area for Lots 1, 2, 6, and 7 within the proposed subdivision. The smallest of these lots is 16,472 square feet, which is below the minimum required lot size of 18,000 square feet per Section 30.02.04. This represents a deviation of approximately 9% from the standard requirement and is subject to a waiver of development standards.

Landscaping

The plan shows medium-sized trees spaced at 20 feet on center along the street landscaping areas along Warbonnet Way and Cougar Avenue. For each tree provided, 3 shrubs are included, creating a layered planting arrangement throughout the landscaped areas. The plan also includes 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk along the street frontages.

Elevations

The plans depict 3 single-story homes that measure up to 23 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, faux window shutters, couch light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 4 bedrooms, and 3.5 to 4.5 bathrooms. Each home will have a 3 car garage. The submitted floor plans show a minimum area of 3,479 square feet to 4,019 square feet.

Applicant's Justification

The applicant is requesting a waiver of development standards for Lots 1, 2, 6, and 7 due to the net lot area not meeting the minimum net requirement. The proposed public access easement along the frontage, intended to accommodate an offset trail/path, along with the private drive easement, reduces the net area calculation for these lots. A Waiver of Development Standards is also requested to reduce the front setback for Lots 1 through 6. These lots front a private street and have reduced usable space compared to other lots within the subdivision. The reduced setback is intended to allow for greater usable rear yard area. Additionally, Lots 1 through 3 include a rear landscape easement that will be enclosed by a wall, further limiting usable rear yard space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from RE zoning to RE (RNP-1) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0711	A vacation and abandonment for patent easements and public right-of-way is a companion item on this agenda.
TM-25-500171	A tentative map for 13 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting a waiver of development standards to reduce the required front yard setback, pursuant to Section 30.02.04. The waiver applies to lots fronting a private street within the proposed subdivision. Per the applicant, the intent is to provide greater flexibility in home placement and to maximize usable rear yard space. Staff finds that the reduced setback is compatible with the surrounding area and does not result in adverse impacts on adjacent properties or the overall subdivision design. Therefore, staff recommends approval.

Waiver of Development Standards #2

The applicant is requesting a Waiver of Development Standards to allow a reduction in net lot area pursuant to Section 30.02.04. The applicant did not provide a substantive justification for the reduction, and staff finds that the hardship is self-imposed, resulting from the proposed subdivision layout. Staff further finds that if the applicant were to reduce the number of lots within the subdivision, the remaining lots could meet the minimum net lot area requirement without the need for a waiver. The proposed reduction does not align with the intent of the development standards and may result in a development inconsistent with the surrounding area; therefore, staff recommends denial.

Design Review

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

The proposed elevations and architectural features are not considered unsightly or undesirable in appearance. All four sides of the homes include design elements that meet the minimum standards required by Title 30, including varied rooflines, decorative treatments, and material articulation. Staff recommends approval.

Staff Recommendation

Approval for waiver of development standards #1 and the design review; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0710, VS-25-0711 & TM-25-500171

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

9A

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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Bunkerville TAB Room
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ENTERPRISE

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

GOODSPRINGS

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Mia Davis, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100634

ASSESSOR PARCEL #(s): 176-16-701-007

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Silver Serene LLC

ADDRESS: 9500 Hillwood Drive, Suite #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)240-5605

CELL (661)220-0597

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kinley-Horn

ADDRESS: 6871 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

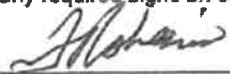
TELEPHONE: (702)623-7233

CELL (480)710-4993

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*


Property Owner (Print)

08/27/25
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100834

ASSESSOR PARCEL #(s): 178-16-701-008

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust etal and Roohani Khusrow TRS

ADDRESS: 9500 Hillwood Dr, Suite #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)240-5605 CELL (866)220-0587 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimley-Horn

ADDRESS: 8871 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)823-7239 CELL (480)710-4993 ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Property Owner (Print)

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100634

ASSESSOR PARCEL #(s): 170-10-701-024

PROPERTY ADDRESS/ CROSS STREETS: Cougar Ave / Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use & Waiver of Development Standards, Tentative Map and Vacation Application in Support of Proposed Subdivision Comprised of 13 Single Family Detached Residential Units

PROPERTY OWNER INFORMATION

NAME: Reehani Khusrav Family Trust etal and Rohani Family Trust.

ADDRESS: 9500 Hillwood Dr. Suite #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)240-5805

CELL (861)220-0887

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702)623-7233

CELL (480)710-4993

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

KHUSRAV RODHAN
Property Owner (Print)

08/25/25
Date

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500171-SILVER SERENE, LLC:

TENTATIVE MAP consisting of 13 single-family residential lots on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise.
JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-16-701-007; 176-16-701-008; portion of 176-16-701-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50
- Project Type: Single-family residential development
- Number of Lots: 13
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,088 / 30,852 (gross) and 16,472 / 26,851 (net)

Project Description

The plan depicts a proposed subdivision consisting of 13 single-family residential lots. Lots 1 through 6 are accessed from a 39 foot wide private street with roll curbs on both sides and no sidewalks, which terminates in a cul-de-sac. Lots 7 through 12 front Miller Lane, a 50 foot wide public street with detached sidewalks on both sides of Miller Lane. Lot 13 is located at the northeast corner of the subdivision and has direct access from Cougar Avenue, where a detached sidewalk is provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-25-0710	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
VS-25-0711	A vacation and abandonment for patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The street layout is functional, providing adequate vehicular and pedestrian access through a combination of private and public streets. Street A, a private cul-de-sac, serves internal lots, while Miller Lane and Cougar Avenue provide direct access and pedestrian connectivity via detached sidewalks. The tentative map complies with the requirements of Title 30; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0683-PRAISE TABERNACLE, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/dd/xx (For possible action)

RELATED INFORMATION:

APN:

177-06-402-026

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon patent easements on the subject parcel that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0306-15	Vacation and abandonment of patent easements – expired	Approved by PC	July 2015

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-25-0682	A use permit, waivers of development standards, and a design review for a proposed place of worship is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

PENDING

Staff Recommendation

PENDING.

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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND CIVIL ENGINEERING

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): UC/WS/DR-25-0682 & VS-25-0683

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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Planning Commissioner	Phone	County Commissioner	District
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Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
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Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-402-026

PROPERTY ADDRESS/ CROSS STREETS: WARM SPRINGS RD/ S ULLOM DR

DETAILED SUMMARY PROJECT DESCRIPTION

Request to vacate a portion of an existing patent easement that is no longer needed for this location.
submitted in conjunction with a DR, US, & WS for an 18,000 SF Place of Worship

PROPERTY OWNER INFORMATION

NAME: PRAISE TABERNACLE INC

ADDRESS: PO BOX 94226

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.435.6099

CELL 702.575.4253

EMAIL: rpblizzard@aol.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Diamond Civil Engineering

ADDRESS: 9816 Gillespie Street, Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID # _____

TELEPHONE: 702.478.8580

CELL _____

EMAIL: pwakefield@bdce-lv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Blue Diamond Civil Engineering

ADDRESS: 9816 Gillespie Street, Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID # _____

TELEPHONE: 702.478.8580

CELL _____

EMAIL: abaca@bdce-lv.com

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

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

[Signature]
Property Owner (Signature)

RADY P. Blizard
Property Owner (Print)

Feb 13, 2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



August 13, 2025

**Subject: Praise Tabernacle- NEC Warm Springs Road & S. Ullom Drive
Justification Letter for APN 177-06-402-026 (25-100084)
Vacation of Patent Easement**

To whom it may concern:

Blue Diamond Civil Engineering, on behalf of our client, would like to formally request your review and approval of our vacation application. The parcel is located on the northeast corner of Warm Springs Road and Ullom Drive. The project is intended to be a new 18,000 SF place of worship for the Praise Tabernacle Congregation.

The property shows an existing patent easement (patent recorded November 12, 1963, in book 491 of official records, as instrument no. 395917) located along the north, east and west boundary line of Government Lot 174 APN 177-06-403-026. We request to vacate 33' along the north and east boundary, and 16' along the west boundary of the property. This portion of the easement is no longer required at this location. This site is presently under design for a new structure and parking lot. Any right of way dedications required will be provided via separate document submittal.

We feel that the requested vacation is appropriate for this location and will not have adverse impacts on the health, safety and welfare of the public. We believe that this letter clearly describes the intentions of the proposed development. If you have any questions or require any additional information please call 702-478-8580.

Respectfully,

Blue Diamond Civil Engineering

Angela Baca

Angela Baca
Sr Project Coordinator

12R1

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0682-PRAISE TABERNACLE, INC.:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; and 2) waive full off-site improvements.

DESIGN REVIEW for a place of worship on 2.12 acres in an R820 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Warm Springs Road and east of Ullom Drive within Enterprise.
MN/dd/xx (For possible action)

RELATED INFORMATION:

APN:

177-06-402-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway approach distance along Warm Springs Road to 116 feet where a minimum of 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 23% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Warm Springs Road where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ullom Drive where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 18,000 (proposed place of worship building)
- Parking Required/Provided: 72/76
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed place of worship located in the northwest portion of APN 177-06-402-026. Access to the site is provided from Warm Springs Road via an ingress-only driveway located in the southeast corner of the site, and an egress-only driveway centrally located along the south property line along Warm Springs Road. The approach distance from the egress driveway is proposed at 116 feet where 150 feet is required, thus necessitating a waiver of development standards. Sliding gates are proposed for the ingress and egress driveways that will remain open during business hours and are set back more than 20 feet from the south property line. The proposed place of worship is set back 30 feet from the north property line and 15 feet from the west property line (Ullom Drive), with the parking areas located in the south and east portions of the site. The main entrance to the place of worship building is on the south side of the building facing the southern portion of the parking lot. The trash enclosure is located directly east of the proposed place of worship in the northern portion of the parking lot.

Landscaping

The landscape plans depict a 10 foot wide landscape strip along the west (Ullom Drive) and south (Warm Springs Road) property lines. The landscape strip along Ullom Drive is comprised of medium trees, shrubs, and groundcover, while the landscape strip along Warm Springs Road is comprised of large trees, shrubs, and groundcover. No off-site improvements are being provided with this application. Along the south property line, the plans show a 10 foot wide landscape area south of the parking area, an 11 foot wide detached sidewalk, and a 6 foot wide landscape strip adjacent to Warm Springs Road as part of a Public Works capital improvement project. No off-site improvements are shown along Ullom Drive.

The plans also depict the required buffering and screening per Section 30.04.02C which includes a 15 foot wide landscape strip, an 8 foot high decorative wall on the west half of the north property line directly to the north of the place of worship. This landscape area widens to 30 feet along the northeast portion of the site and features 4 additional large trees. There is also an 8 foot wide walkway and an additional 7 feet of landscaping attached to the north elevation of the proposed place of worship.

There is also a proposed 10 foot wide landscape strip along the east property line containing various shrubs and groundcover. Additional landscape areas containing medium trees, shrubs, and groundcover are provided along the south and east sides of the proposed place of worship, and the required amount of landscape finger islands and landscaping are provided throughout the parking area.

Elevations

The plans depict the place of worship building a maximum of 35 feet high with four-sided architecture featuring variable rooflines, a porte-cochere on the south side of the place of worship over the main entrance, and canopies over the entrances and exits around the building. The fence surrounding the place of worship is depicted as being 6 feet high, with 3 feet of CMU block and 3 feet of decorative wrought iron and will be located behind the required landscaping.

Floor Plans

The floor plans depict the majority of the 18,000 square foot place of worship building as being utilized by an auditorium with several hundred seats, a speaking platform, and a congregation hall. The plans also depict several offices, classroom spaces, restrooms, and a kitchen. The main entrance is on the south side of the place of worship, and there are multiple entrances and exits on each side of the other sides of the building.

Applicant's Justification

The applicant states that there are no restricted uses such as taverns or casinos around the site, and that there is a place of worship that currently operates on the site to the east that is in support of their proposed use. Additionally, the applicant states that the waivers being requested for off-site improvements are to help maintain the rural lifestyle of the surrounding neighborhood. Finally, the 116 feet of driveway approach distance along Warm Springs Road is adequate since traffic exiting Ullom Drive is only able to exit to the west, away from the proposed place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0306-15	Vacation and abandonment of patent easements expired	Approved by PC	July 2015

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0683	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit & Design Review

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.

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 current RS20 zoning district allows for a place of worship with the approval of a special use permit. There is an existing place of worship that occupies the property to the east of the subject site. Staff finds the proposed place of worship to be appropriate for the area and should have minimal impacts to the surrounding neighborhood. Furthermore, the site meets all of the code required design standards regarding landscaping, buffering, and screening requirements, the building plans depict four-sided architecture, and the parking is sufficient for the site. Additionally, the proposed place of worship building meets all of the RS20 zoning district requirements, including setbacks and maximum height. For these reasons, staff can support the use permit and design review for a place of worship.

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

PENDING

Waiver of Development Standards #2

PENDING

Staff Recommendation

Approval of the use permit, waiver of development standards #1, and the design review; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND CIVIL ENGINEERING

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, STE. 120, LAS VEGAS, NV 89183

CLARK COUNTY COMPREHENSIVE PLANNING LAND USE APPLICATIONS LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
UC-25-0682/PRAISE TABERNACLE INC

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #1

Applicant has worked with staff to redesign the Warm Springs Road driveways to provide additional distance between the Ullom Drive intersection and the site exit. Therefore, staff has no objection to the reduction on approach distance.

Waiver of Development Standards #2a and #2b

Staff cannot support this request as future plans with full off-site improvements to be installed have been proposed to fully develop this area. Additionally, historical events have demonstrated how important off-site improvements are for drainage control. Full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Recommendation:

Approval of Waiver of Development Standards #1 and Denial of Waiver of Development Standards #2.

Applied by: Cassandra Vazquez

Date entered: 10/16/2025

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 17 feet for Ullom Drive and associated spandrel;
- Applicant to construct a 5-foot detached asphalt path along Warm Springs Road;
- Applicant to install "No Parking" signs along Ullom Drive;
- 30 days to coordinate with Public Works – Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Spring Road. /cv

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

Applied by: Cassandra Vazquez
Date entered: 10/16/2025

APN(s):
177-06-402-026



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): UC/WS/DR-25-0682 & VS-25-0683

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-402-026

PROPERTY ADDRESS/ CROSS STREETS: WARM SPRINGS RD/ S ULLOM DR

DETAILED SUMMARY PROJECT DESCRIPTION

Request to vacate a portion of an existing patent easement that is no longer needed for this location.
submitted in conjunction with a DR, US, & WS for an 18,000 SF Place of Worship

PROPERTY OWNER INFORMATION

NAME: PRAISE TABERNACLE INC

ADDRESS: PO BOX 94226

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.435.6099

CELL 702.575.4253

EMAIL: rpblizzard@aol.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Diamond Civil Engineering

ADDRESS: 9816 Gilesple Street, Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID # _____

TELEPHONE: 702.478.8580

CELL _____

EMAIL: pwakefield@bdce-lv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Blue Diamond Civil Engineering

ADDRESS: 9816 Gilesple Street, Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID # _____

TELEPHONE: 702.478.8580

CELL _____

EMAIL: abaca@bdce-lv.com

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

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

[Signature]
Property Owner (Signature)*

RADY P. BLIZZARD
Property Owner (Print)

Feb 17, 2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



September 16, 2025

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

**Subject: Justification Letter for Use Permit, Design Review & Waivers of Development Standards
APN 177-06-402-026 (APR 25-100084)**

To Whom It May Concern:

This letter is prepared to address the justification for Praise Tabernacle. This application is for a use permit, design review, and waivers for the subject project. The site is approximately 2.12-acres that is located on the NEC Warm Springs Road & S. Ullom Drive. (APN 177-06-402-026)

Use Permit and Design Review

Our request for a Use Permit is required for a place of worship in an RS20 Zone that will also have an alternative . The Praise Tabernacle Congregation intends to construct an 18,000 SF Place of Worship that will require a Use Permit and a Design Review of the new build. There are no bars or other prohibited uses near this site. There is an approved Zen Center adjacent along our east property line. That congregation is aware of our proposed use and is supportive.

The project has implemented multiple sustainability measures in an effort to adapt to our environmental climate challenges. These measures will include, but are not limited to the following:

- NONRESIDENTIAL VENTILATION – The ceilings will measure over 11 ft.
- SHADE STRUCTURES – Awnings will be provided over the south and west entrances and windows to provide shade.
- LOW-EMISSIVITY GLASS – All south and west facing windows will be installed using low-e glass.
- TREES - More trees will be installed than required, as shown on the landscape plans.
- WATER-EFFICIENT PLANTING - The plants to be installed have low/very low water needs, as shown on the landscape plans.
- ENERGY CONSERVATION – Plants have been oriented to the west and south of building.
- BUILDING ENTRANCES AND ADA RAMPS – The front entrance is shaded by a portico providing shade.

Waivers of Development Standards

It is the owner's intention to construct a new Place of Worship, while maintaining the rural lifestyle of the neighborhood. The project will require the following Waivers of Development Standards:

1. Waiver of Development Standards from Uniform Standard Drawing 222.1, which requires a 150' separation distance to our west driveway from Ullom Drive. Due to site constraints which require two driveways, we are providing 116.78'. We feel that this will be adequate since traffic onto Warm Springs from Ullom Drive can only exit to the west, per CCPW CIP for West Warm Springs Road.

2. Waiver of Development Standards to eliminate off sites (curb, gutter, detached sidewalks, streetlights, and partial paving), along Ullom Drive and Warm Springs Road per 30.04.08. This is requested to maintain the rural characteristics of the surrounding area. This also matches the street cross-section north of our property as installed by Pulte Homes. We are not proposing any ingress or egress onto Ullom Drive to maintain the rural nature of the area. The street improvements on Warm Springs Road shall be installed per the CCPW Capital Improvement Project.

We feel that the requested waivers are appropriate for this location and will not have adverse impacts on the health, safety and welfare of the public. We believe that this letter clearly describes the intentions of the proposed development. If you have any questions or require any additional information please call 702-478-8580.

Respectfully,

Blue Diamond Civil Engineering

Angela Baca

Angela Baca
Sr Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0688-BD-WESTWIND 2, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, and between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/xx (For possible action)

RELATED INFORMATION:**APN:**

177-16-401-006; 177-16-401-007

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon patent easements and portions of rights-of-way on the subject parcels that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400026-08 (UC-1782-05)	First extension of time for a use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way - expired	Approved by BCC	March 2008
UC-1782-05	Use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way - expired	Approved by BCC	February 2006
UC-0947-02	Use permit for an off-premise sign and a waiver of development standards to reduce separations from an RNP-I overlay	Denied by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Condominium complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood	RM18	Undeveloped
West	Entertainment Mixed-Use	CG	Vehicle rental facility

Related Applications

Application Number	Request
UC-25-0687	A use permit, waivers of development standards, and design review for a proposed gasoline station and convenience store is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

PENDING

Staff Recommendation

PENDING.

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;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Giles Street, 95 feet to the back of curb for Las Vegas Boulevard and associated spandrel;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Applicant to construct a 5 foot asphalt path along Giles Street;
- Applicant is advised that a Cost Contribution may be required;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: B D-WESTWIND 2, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): UC/WS/DR-25-0687 & VS-25-0688

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100869

ASSESSOR PARCEL #(s): 177-16-401-006 ptn, 007 ptn

PROPERTY ADDRESS/ CROSS STREETS: NEC Las Vegas Boulevard South and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit, Waivers of Development Standards, and Design Review for a retail building and gasoline station at the NEC of Las Vegas Boulevard South and Pebble Road

PROPERTY OWNER INFORMATION

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

APPLICANT INFORMATION (information must match online application)

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

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

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

Abdus Asif

Property Owner (Signature)*

Abdus Asif

Property Owner (Print)

08/26/2025

Date

July 5, 2025

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation and Abandonment of Rights-of-Way and Patent Easements – (APN: 177-16-401-006, 007)

On behalf of BD-Westwind 2, LLC, we are requesting a vacation and abandonment of rights-of-way and patent easements for a proposed development consisting of a retail building and gasoline station. The patent easements are internal and located on the northern portion of the overall development site. The subject parcel is located on the east side of Las Vegas Boulevard South and the north side of Pebble Road. The rights-of-way include 5 feet for portions of Pebble Road and Giles Street for a future detached sidewalk.

This request will facilitate the development of the subject site. A Record of Survey was previously recorded for the site and is included for your review.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dionian Smith". The signature is written in a cursive, somewhat stylized font.

14R1

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0687-BD-WESTWIND 2, LLC:

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) alternative driveway geometrics; 3) allow non-standard improvements in the right-of-way; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise, MN/dd/xx (For possible action)

RELATED INFORMATION:

APN:

177-16-401-006; 177-16-401-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 11 parking spaces where 8 parking spaces are required and a maximum of 9 parking spaces are allowed per Section 30.04.04D.
2.
 - a. Reduce the driveway departure distance along Las Vegas Boulevard South to 96 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 49% reduction).
 - b. Reduce the driveway approach distance along Pebble Road to 147 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 23% reduction).
 - c. Reduce the driveway throat depth along Las Vegas Boulevard South to 3 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
3. Allow non-standard improvements (landscaping) within the future right-of-way of Las Vegas Boulevard South where not permitted per Section 30.04.08C.
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Giles Street where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8858 S. Las Vegas Boulevard South
- Site Acreage: 0.90 (subject site area - A)/2.46 (future development site area - B)/3.36 (total acreage)
- Project Type: Gas station & convenience store
- Number of Stories: 1
- Building Height (feet): 20 (proposed convenience store)/19 (proposed fuel canopy)
- Square Feet: 2,825 (proposed convenience store)/3,736 (proposed fuel canopy)
- Parking Required/Provided: 8/11
- Sustainability Required/Provided: 7/7

Background & Site Plan

MSM-25-600053 is currently in process to separate the site into 2 separate parcels. The first (western) parcel is shown as being 0.90 acres and is slated to be developed as the gasoline station and convenience store as described below. The development of a gasoline station in a CR zone requires a Use Permit. The second (eastern) parcel is shown as being 2.45 acres and will be developed with other commercial uses at a later date. Additionally, a portion of the right-of-way along Las Vegas Boulevard South to the west is being developed with non-standard improvements (landscaping) in the right-of-way to improve the site and will be developed as part of the expansion of Las Vegas Boulevard South.

The site plans depict a proposed gasoline station canopy and convenience store with access from 2 proposed driveways; one in the northwest corner of the property along Las Vegas Boulevard South, and one along the south property line adjacent to Pebble Road. The proposed convenience store is centrally located in the southwest corner of the site, 23 feet from the south property line, and 80 feet from the west property line. The proposed fuel canopy is 63 feet north of the convenience store, 18 feet from the north property line, 55 feet from the west property line. A total of 11 parking spaces are provided on the north side of the convenience store building where 8 are required and 9 would be the maximum allowed, thus necessitating the need for a waiver of development standards to increase maximum parking. Pedestrian access is provided from Pebble Road, and there is a trash enclosure located to the west of the convenience store, 22 feet from the west property line.

Landscaping

The applicant provided 2 landscape plans. The first plan depicts the installation of street landscaping and detached sidewalks along Pebble Road and within the right-of-way of Las Vegas Boulevard South. The landscaping strip on Pebble Road consists of 7 feet of landscaping along the right-of-way, a 5 foot wide detached sidewalk, and another 5.5 feet of landscaping behind the sidewalk. The landscaping on Las Vegas Boulevard South consists of a 5 foot wide landscape strip within the right-of-way, a 5 foot detached sidewalk, an additional 39 feet of landscaping within the right-of-way, and a final 22.5 foot wide landscape strip behind the detached sidewalk behind the west property line. Since there are non-standard improvements within the right-of-way, a waiver of development standards is required.

The second landscape plan depicts the landscaping once Las Vegas Boulevard South is widened. Landscaping along Pebble Road will not change, but the width of the landscaping within the Las Vegas Boulevard South right-of-way will be reduced to 5 feet. The detached sidewalk will be

moved to the east behind the property line, and the 22.5 feet of landscaping behind the sidewalk will be reduced to 17.5 feet.

Additionally, there are three parking lot landscape islands provided in the parking area north of the convenience store and an approximately 33 foot wide landscape area separating the convenience store from the driveway to the east. All landscaping on site and within the right-of-way on Las Vegas Boulevard South consists of large trees, shrubs, and groundcover. Off-site improvements are not being provided on the other 2.46 portion of the property along Pebble Road and Giles Street, thus necessitating a waiver of development standards for those sections of the property.

Elevations

The elevations depict a single-story convenience store building up to 20 feet high, with a flat roof and a decorative parapet wall above the main entrance. The elevations consist of brick veneer, aluminum composite panels, sheet metal trim, and an aluminum storefront window and door system.

The fuel canopy is up to 19 feet tall with decorative steel columns to match the storefront. Gray brick veneer and red, white, and blue painted and colored materials will be used on both structures to match brand specifications.

Floor Plans

The plan for the convenience store depicts a 2,825 square foot convenience store building. The main entrance is on the north side of the building, with employee and emergency exits on the west and south sides of the building. The fuel canopy is depicted as being 3,736 square feet and includes 6 fuel islands for a total of 12 dispensers.

Applicant's Justification

The applicant states that the request for the use permit and design review for the gasoline station and convenience store is consistent with the intent of the CR (Commercial Resort) zoning district and the EM (Entertainment Mixed-Use) Planned Land Use category. The site would serve tourists and residents while providing employment and financial development in the area. Finally, the applicant states that their site has been designed to be functional and aesthetically integrated with other developments and uses in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400026-08 (UC-1782-05)	First extension of time for a use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way – expired	Approved by BCC	March 2008
UC-1782-05	Use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way – expired	Approved by BCC	February 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0947-02	Use permit for an off-premise sign and a waiver of development standards to reduce separations from an RNP-I overlay	Denied by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Condominium complex
East	Compact Neighborhood	RM18	Undeveloped
West	Entertainment Mixed-Use	CG	Vehicle rental facility

Related Applications

Application Number	Request
VS-25-0688	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

A special use permit is required to allow a gasoline station in a CR (Commercial Resort) zone to ensure that the location of the gasoline station is compatible with other uses in the surrounding area. Staff finds that the gasoline station should be harmonious with the surrounding properties, since there is a vehicle rental business located across Las Vegas Boulevard South to the west and an existing gasoline station to the southwest. Additionally, the residential development to the south is buffered by Pebble Road. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. With the remainder of the site to be developed for commercial uses in the future, the increase in parking may improve the flow of traffic throughout the site. For these reasons, staff can support this request.

Design Review

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

In general, any development poses the opportunity to provide visually appealing architecture and needed services for surrounding communities. In this case, staff finds that the design of the convenience store provides multiple architectural features and meets the intent of Code. Additionally, landscaping has been provided to meet code, and cross access will be provided for future development throughout the rest of the site. For these reasons, staff can support this request.

Public Works – Development Review

Waiver of Development Standards #2

PENDING

Waiver of Development Standards #3

PENDING

Waiver of Development Standards #4

PENDING

Staff Recommendation

Approval of the use permit, waiver of development standards #1, and the design review; denial of waivers of development standards #2, #3, & #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: B D-WESTWIND 2, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

CLARK COUNTY COMPREHENSIVE PLANNING LAND USE APPLICATIONS LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
UC-25-0687/B D-WESTWIND 2 L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #2a and #2b

Staff cannot support the request to reduce the approach and departure distance, this is a self-imposed hardship that could be addressed with a site redesign. Staff has concerns with the traffic along Las Vegas Boulevard, as well as the residential traffic from the south and east of the site. The increased traffic in the area will create conflicts with the movements from both driveways, causing vehicles to stack in the right-of-way. It is important that traffic in this area can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #2c

Staff believes the reduction in throat depth, combined with Waiver of Development Standards #2a and #2b will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the right turn that will be required for the driveway on Las Vegas Boulevard. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support Waiver of Development Standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way. However, since Staff cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #4a and #4b

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Recommendation:

Denial of Waiver of Development Standards #2, #3 and #4.

Applied by: Cassandra Vazquez
Date entered: 10/15/2025

Preliminary Conditions

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Applicant to construct a detached 5-foot asphalt path along Giles Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way. /cv

Applied by: Cassandra Vazquez

Date entered: 10/14/2025

APN(s):

177-16-401-006 through 177-16-401-007



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

14A

APPLICATION NUMBER(s): UC/WS/DR-25-0687 & VS-25-0688

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

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

Date: 10/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100869

ASSESSOR PARCEL #(s): 177-16-401-006 ptn, 007 ptn

PROPERTY ADDRESS/ CROSS STREETS: NEC Las Vegas Boulevard South and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit, Waivers of Development Standards, and Design Review for a retail building and gasoline station at the NEC of Las Vegas Boulevard South and Pebble Road

PROPERTY OWNER INFORMATION

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

APPLICANT INFORMATION (information must match online application)

NAME: BD-Westwind 2, LLC

ADDRESS: 6725 S. Eastern Avenue, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 868-7870

CELL (702) 868-7870

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

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

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

Abdus Asif
Property Owner (Signature)*

Abdus Asif
Property Owner (Print)

08/26/2025
Date

July 5, 2025

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Special Use Permit, Waivers of Development Standards, and Design Review for a retail building and gasoline station (APN: 177-16-401-006, 007)

On behalf of BD-Westwind 2, LLC, we are requesting a special use permit, waivers of development standards, and design review for a proposed retail building and gasoline station. The subject site is a portion of 3.4 acres, zoned CR (Commercial Resort), and located on the east side of Las Vegas Boulevard South and the north side of Pebble Road.

The proposed gasoline station requires a special use permit in a CR zoning district. The request is entirely consistent with the intent of the CR zoning district and Entertainment Mixed Use (EM) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The CR district is established to accommodate, in part, the development of gaming enterprises, tourist and commercial activity, and mixed-use development. The EM category lists primary land uses, in part, mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services. Characteristics of the EM category are listed as providing opportunities that include tourist-focused districts like the Las Vegas Strip, that also serve as downtown areas for residents with concentrations of employment, retail, and services.

Special Use Permits

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The context of the site's location justifies this request. The site is immediately adjacent to Las Vegas Boulevard South and Pebble Road with corresponding traffic generation and will provide cross access and shared parking with the larger commercial development that is planned for the remaining portion of the site. The properties to the north, east, and south are also planned for Entertainment Mixed-Use (EM) which allows for CR zoning. Finally, CR zoning at this location will provide for functional commercial nodal development when taken with the other planned Entertainment Mixed-Use. Therefore, the request is entirely consistent and compatible with the immediate area.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The waiver of standards #1 request is for alternative driveway geometrics for a reduced departure distance for the driveway along Las Vegas Boulevard South. Therefore, waiver of standards is to reduce the departure distance to 96 feet where 190 feet is required per Uniform Standard Drawing 222.1. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning north on Las Vegas Boulevard South from Pebble Road and vehicles entering or exiting the driveway. Due to the width of the overall site, there is no functional way to comply with the 190 feet standard. Finally, there are no full turn movements that are allowed from the proposed driveway and therefore will only be right-in/right-out for the driveway. Therefore, we believe the alternative standard we are proposing will provide for minimal site conflicts that will result in no vehicular conflicts.

The waiver of standards #2 request is for alternative driveway geometrics for a reduced approach distance for the driveway along Pebble Road. Therefore, waiver of standards is to reduce the approach distance to 147 feet where 190 feet is required per Uniform Standard Drawing 222.1. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning north on Las Vegas Boulevard South from Pebble Road and vehicles entering or exiting the driveway. Due to the width of the overall site, there is no functional way to comply with the 190 feet standard. Finally, there are no full turn movements that are allowed from the proposed driveway and therefore will only be right-in/right-out for the driveway. Therefore, we believe the alternative standard we are proposing will provide for minimal site conflicts that will result in no vehicular conflicts.

The waiver of standards #3 request is for alternative driveway geometrics for a reduced throat depth for the driveway along Las Vegas Boulevard South. Therefore, waiver of standards is to reduce the throat depth to 3 feet where 25 feet is required per Uniform Standard Drawing 222.1. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning north on Las Vegas Boulevard South from Pebble Road and vehicles entering or exiting the driveway. Due to the width of the overall site, there is no functional way to comply with the 190 feet standard. Finally, there are no full turn movements that are allowed from the proposed driveway and therefore will only be right-in/right-out for the driveway. Therefore, we believe the alternative standard we are proposing will provide for minimal site conflicts that will result in no vehicular conflicts.

The waiver of standards #4 request is for the temporary deferment/waiver of full off-site improvements along Giles Street. All improvements will be made when the remainder of the commercial center, with final end users, is determined and appropriate land use requests are requested.

The waiver of standards #5 request is for the temporary deferment/waiver of a detached sidewalk along Pebble Road. All improvements will be made when the remainder of the commercial center, with final end users, is determined and appropriate land use requests are requested.

The waiver of standards #6 request is for the temporary deferment/waiver of street landscaping along a portion of Las Vegas Boulevard South. All improvements will be made when the remainder of the commercial center, with final end users, is determined and appropriate land use requests are requested.

The waiver of standards #7 request is for the temporary deferment/waiver of street landscaping along a portion of Pebble Road. All improvements will be made when the remainder of the commercial center, with final end users, is determined and appropriate land use requests are requested.

The waiver of standards #8 request is for the temporary deferment/waiver of street landscaping along a portion of Pebble Road. All improvements will be made when the remainder of the commercial center, with final end users, is determined and appropriate land use requests are requested.

The waiver of standards #9 request is to allow non-standard improvements (landscaping) within the right-of-way (Las Vegas Boulevard South) where not permitted. This request is consistent with numerous properties along Las Vegas Boulevard South where the full right-of-way width for Las Vegas Boulevard has not been developed.

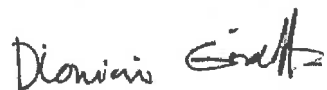
Design Reviews

The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the heavily traveled street corridors of Las Vegas Boulevard South and Pebble Road. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. The project is well designed, functional, and aesthetically integrated with the surrounding development and land uses through the site design and landscape elements. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation. Signage is not a part of this request.

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dionisio Smith". The signature is written in a cursive, flowing style.