



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

October 1, 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 September 10, 2025. (For possible action)
- IV. Approval of the Agenda for October 1, 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)
 - Fall Movie Series at Silverado Ranch Park, Movies, begin at 6 p.m.
October 3, 2025, Movie showing is Things just got a little more despicable ME4,
more information please call 702-455-6811.
- VI. Planning and Zoning
1. **DR-25-0596-ROBINDALE & ASSOCIATES, LLC:**
DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**
 2. **SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**
SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**
 3. **ET-25-400091 (UC-19-0465)-CHURCH THE ROCK:**
USE PERMIT THIRD EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located south of Pebble Road and west of Edmond Street within Enterprise. JJ/sd/cv (For possible action) **10/22/25 BCC**
 4. **ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:**
USE PERMIT THIRD EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow second story clear windows.
DESIGN REVIEWS for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a CG (General Commercial) Zone. Generally located south of Rush Avenue and west of Cameron Street within Enterprise(DOF). JJ/bb/cv (For possible action) **10/22/25 BCC**

5. **VS-25-0611-BULL RUSH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/my/cv (For possible action) **10/22/25 BCC**
6. **ZC-25-0638-ZUFFA RE, LLC:**
ZONE CHANGE to reclassify 3.38 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of the 215 Beltway and west of Jones Boulevard within Enterprise (description on file). MN/gc (For possible action) **10/22/25 BCC**
7. **WS-25-0640-ZL II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: **1)** a proposed avocational or vocational facility; and **2)** a proposed parking lot expansion in conjunction with an office/warehouse building, a recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/gc/cv (For possible action) **10/22/25 BCC**
8. **SDR-25-0639-ZL II, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** allow a roof sign; **2)** allow electronic message units, video; **3)** increase area of proposed freestanding sign; and **4)** proposed signage in conjunction with an existing office/warehouse building, recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/md/cv (For possible action) **10/22/25 BCC**
9. **ZC-25-0632-LANDBERG LAND INVESTORS, LLC:**
ZONE CHANGE to reclassify a 0.81 acre portion of a 0.82 acre site from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise (description on file). JJ/gc (For possible action) **10/22/25 BCC**
10. **VS-25-0635-LANDBERG LAND INVESTORS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori Street (alignment), and between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dd/cv (For possible action) **10/22/25 BCC**
11. **WS-25-0633-LANDBERG LAND INVESTORS LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed restaurant and related facilities (tavern) on 0.82 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise. JJ/dd/cv (For possible action) **10/22/25 BCC**

VII. General Business

1. Take public input and finalize requests for the next fiscal year budget. (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: October 15, 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

September 10, 2025

MINUTES

Board Members	David Chestnut, Chair EXCUSED Kaushal Shah PRESENT Andy Toulouse EXCUSED	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@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.

Dale Devitt, 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 August 27, 2025 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for August 27, 2025.

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

IV. Approval of Agenda for September 10, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications to be herd together:

6. ZC-25-0585-HOGAN EDWARD F IV:

7. VS-25-0586-HOGAN, EDWARD F. IV

8. WS-25-0588-HOGAN, EDWARD F. IV

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Fall Prevention Screening, Tuesday, September 19, 12pm-2pm, UNLV Doctor of Physical and Occupational Therapy students will be seniors
Silverado Ranch Community Center, 9855 Gilespe St.
 - Fall Movies Series at Silverado Ranch Park, Lilo Stitch first Movie, Friday, September 19, Movies begin at 6 pm.

VI. Planning & Zoning

1. **VS-25-0538-215 PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

2. **WC-25-400086 (ZC-0288-03)-LOCAL WARM SPRINGS, LLC:**
WAIVER OF CONDITIONS of a zone change requiring no portion of the subject property shall be occupied or used, directly or indirectly for a liquor store in conjunction with an existing shopping center on 1.8 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Tenaya Way within Enterprise. MN/rp/cv (For possible action) **09/17/25 BCC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

3. **VS-25-0580-PALM PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest located between Pebble Road and Ford Avenue, and Gilespe Street and La Cienega Street; a portion of a right-of-way being Gilespe Street located between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Gilespe Street and La Cienega Street within Enterprise (description on file). MN/nai/kh (For possible action) **10/07/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

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

Motion by Barris Kaiser

Action: **REQUEST** the application be returned to the Enterprise TAB on September 9, 2025,
due to applicant-- no show.

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

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

Motion by Barris Kaiser

Action: **REQUEST** the application be returned to the Enterprise TAB on September 9, 2025,
due to applicant-- no show.

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

6. **ZC-25-0585-HOGAN EDWARD F IV:**
ZONE CHANGE to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action) **10/08/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

7. **VS-25-0586-HOGAN, EDWARD F. IV:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action) **10/08/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

8. **WS-25-0588-HOGAN, EDWARD F. IV:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise. MN/md/kh (For possible action) **10/08/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

DENY Waivers of Development Standards #1A

APPROVE Waivers of Development Standards #1B

Per staff if approved conditions

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

VII. General Business:

Attached is the discussed Enterprise TAB Budget Requests 2025-2026.

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 1, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 7:41 p.m.

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

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Enterprise's need for multiple County facilities

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

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
- There are 249,500+ citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

Residential uses are increasing rapidly

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

Significant connectivity barriers

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

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Budget Requests by Category The requested priority is listed within each category

County Major Facilities

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

Priority #1: Enterprise Community Center

All information is current, and project is in design phase

- An additional center is needed to serve 249,500+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
 - Funded for design in April 2024.
 - Current Scope of Work is for a 65,000 sq ft recreation center
 - An option to add 45,000 sq ft aquatic facility in the future

Priority #2: Enterprise Senior Centers

RPM has not received a SOW requesting estimate from Parks & Recreation

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

Priority #3: Aquatic Facilities

RPM has not received a SOW requesting estimate from Parks & Recreation

- There are no aquatic facilities for the 249,500+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
 - Add aquatic facilities to the CIP list and funding list for community parks.
 - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list
 - Request RPM will work with Parks and Recreation to identify location and scope of work.
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Parks/RPM

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

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

Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025

- Fund at least two additional parks.
 - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Updated estimate will be added to CIP list
 - Fund the park
- Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
 - Design to begin 2024
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
 - Updated estimate will be added to CIP list
 - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
 - Updated estimate will be added to CIP list
 - Fund the park.

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Parks/RPM Continued

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

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- Currently, there are 66 acres, APN 177-19-601-003 identified for public use. **This DOA parcel is reserved for Water Reclamation District future water reclamation plant.**
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Advanced Planning

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

Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
- Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots. The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

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

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Public Works

Priority #1: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at: Design of the road is complete. Bids have been opened and project will be awarded to Unicon, LLC.
- Sewer design is at: Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
 - Waiting on final decision on cost participation for sewer The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025. Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
 - Signals at Arville and Valley View will go out to bid Fall 2024 Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- Not out for bid or construction date given. Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100 No update

- Valley View Blvd is mostly a two lane road currently.
- RTC diagram 244,12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternate north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Public Works Continued

Priority #3: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.

- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Priority #4: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.

No update

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

Priority #5: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive. Have added two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2029 Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0596-ROBINDALE & ASSOCIATES, LLC:

DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone.

Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-12-601-048

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5210 Robindale Road
- Site Acreage: 3.14
- Project Type: Mini-warehouse facility with RV and boat storage
- Number of Stories: 1 & 3
- Building Height (feet): 18 to 45
- Square Feet: 38,005

History, Site Plan, & Request

The site was approved for a mini-warehouse facility with RV and boat storage via (NZA-0601-15) by the Board of County Commissioners in November 2015, and the facility has since been built. A condition of approval for NZA-0601-15 required a design review as a public hearing for the lighting plan, and this application is to address that condition. The approved plans depict an irregular shaped 3.14 acre parcel. The Union Pacific Railroad right-of-way abuts the western property line and an overhead power line easement runs along the eastern property line adjacent to a single-family residential development. The railroad easement extends into this site 100 feet along the west side, with no uses proposed in this area. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property. Parking spaces are provided adjacent to the main office and manager's quarters and outside the site's security gates. The site will have 1 access point from Robindale Road, which is located towards the east side of the parcel.

Lighting

The plan depicts four, 18 foot high light poles along the east property line, each with shielded bulbs, and directed away from the residential use to the east. An additional 18 foot high light pole is in the parking lot on the southwest side of the entrance gate. The photometric plan shows less than 0.2 foot candles brightness for the lights along the east property line, immediately adjacent to the residential property. Seven wall mounted lights are located along the east side of the building, 16 feet above grade. Three wall mounted lights are located along the south side of the building, 20 feet above grade. All lighting meets Title 30 standards.

Applicant's Justification

The applicant states the lighting plan is thoughtfully and strategically designed to meet Title 30 standards and limit excess light from impacting surrounding areas, including the residential uses to the east. Full cut-off fixtures will minimize light trespass and spill onto neighboring properties. LED fixtures are utilized to enhance efficiency while minimizing energy consumption. The lighting fixtures are designed to blend in with the building and match the character of the surrounding area. The lighting design and locations will promote safety and security for this property and adjacent property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400047 (NZN-0601-15)	Third extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	June 2023
ET-21-400014 (NZN-0601-15)	Second extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	May 2021
ET-18-400251 (NZN-0601-15)	First extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	January 2019
NZN-0601-15	Zone change to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & Union Pacific Railroad
South	Open Lands	RS20	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IL, RS20, & RS2	Manufacturing, single-family residential, & Union Pacific Railroad

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

Related Applications

Application Number	Request
SDR-25-0597	A sign design review to review signage 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 plan shows compliance with Title 30 standards and meets the residential adjacency requirements to prevent any possible spill over light. The photometric plan shows 0.1 or less foot candle brightness on the adjacent residential property, where a maximum of 0.2 foot candle brightness is allowed per Title 30 standards. Therefore, staff supports the design review for lighting.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JEFF ENGLEHART

CONTACT: EVAN VAUSE, CYPRESS DESIGN, P.O. BOX 530543, HENDERSON, NV 89053



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): DR-25-0596

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

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

Date: 9/10/2025

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: _____ Time: _____

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: 10/8/2025 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

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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

Page 2 of 6



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-601-048

PROPERTY ADDRESS/ CROSS STREETS: 5210 W. ROBINDALE ST.

DETAILED SUMMARY PROJECT DESCRIPTION

DESIGN REVIEW (ONSITE LIGHTING APPROVAL)

PROPERTY OWNER INFORMATION

NAME: ROBINDALE & ASSOCIATES
ADDRESS: 1291 PUERTA DEL SOL
CITY: SAN CLEMENTE STATE: CA ZIP CODE: 92673
TELEPHONE: (949) 361-5358 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: JEFF ENGLEWRT - DEVELOPER
ADDRESS: 105 N. PEGAS #140
CITY: _____ STATE: NV ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: (702) 501-5107 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CYPRESS ARCHITECTURE - EVAN VAUSE
ADDRESS: PO Box 530543
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: (702) 286-4796 CELL: _____ EMAIL: _____

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

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

RICHARD D. KAY
Property Owner (Print)

MARCH 15, 2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # ()

PLANNING DATE

CCO MEETING DATE

DATE OF DECISION

ACCEPTED BY _____

DATE

FEES _____

DATE



November 22, 2024

Mr. Brady Bernhart
Senior Planner
Clark County Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: **Justification Letter for Design Review of Exterior Lighting**
for Robindale Storage Self Storage Facility APN: 176-12-601-048
APR-24-100507 DR for Lighting

To Whom It May Concern,

I am writing to submit a justification for the proposed exterior lighting design for the development located at 5210 W. Robindale Rd., Las Vegas, NV 89139, as part of the Design Review application process. This letter outlines the rationale for the exterior lighting design in compliance with the Clark County Development Code Title 30, particularly in regard to lighting standards and requirements.

Project Overview

The proposed project, Robindale Self Storage, is a thoughtfully designed self-storage facility offering a range of unit sizes to meet diverse storage needs. This development aims to enhance the community by providing a valuable and practical amenity in a well-planned, visually appealing environment. The site plan includes strategically designed exterior lighting that balances functionality and aesthetics while adhering to the goals and requirements outlined in Clark County's Title 30 Development Code.

Compliance with Title 30 Exterior Lighting Standards

As part of the application, we have ensured that the exterior lighting design adheres to the specific requirements outlined in Title 30, including but not limited to:

- **Light Spill Control:** The proposed lighting will incorporate full cutoff fixtures to minimize light spill onto adjacent properties, thus preventing light trespass and protecting neighboring residential areas from unnecessary illumination. The lighting intensity has been carefully calibrated to ensure compliance with the maximum allowable light levels set by Title 30.
- **Energy Efficiency:** The design includes energy-efficient LED lighting fixtures to ensure that the exterior lighting adheres to the county's sustainability standards. These fixtures will provide optimal illumination while minimizing energy consumption, thus supporting Clark County's environmental goals.

architecture urban design interiors

PO BOX 530543 Henderson, NV 89053 TEL: (702) 636-7625
e: evan@cypressarchitecture.com

- **Aesthetic Integration:** The proposed lighting complements the architectural design and intended ambiance of the development. The fixtures are designed to be visually appealing and aligned with the character of the surrounding area. We have carefully selected lighting elements that enhance the building's design features while maintaining a cohesive visual identity.
- **Pedestrian and Vehicular Safety:** The exterior lighting design prioritizes safety for both pedestrians and vehicles. Well-lit walkways, parking areas, and entry points will be provided to ensure that the site is secure and easily navigable during nighttime hours.

Rationale for Proposed Lighting Design

The proposed lighting design serves several critical functions:

- **Security:** Adequate lighting is crucial for deterring criminal activity and ensuring the safety of individuals within and around the site. Our design emphasizes well-lit pathways, entrances, and parking lots to enhance safety while ensuring the lighting remains unobtrusive.
- **Aesthetic Appeal:** Exterior lighting is an integral part of the design's overall aesthetic vision. Thoughtfully chosen lighting fixtures will highlight architectural features and contribute to the project's visual appeal at night, ensuring that the site complements its surroundings.
- **Environmental Responsibility:** The design incorporates energy-efficient fixtures and strategic placement of lights to reduce unnecessary energy use. The proposed lighting strategy reflects our commitment to environmentally responsible development.
- **Compatibility with Surroundings:** The lighting design takes into account the surrounding neighborhood, particularly with respect to neighboring residential properties. By utilizing downlight and full cutoff lighting techniques, we ensure that our lighting scheme does not adversely affect the neighboring properties, helping maintain the quality of life for those residents.

Conclusion

The proposed exterior lighting design for Robindale Self Storage has been carefully planned to comply with the standards outlined in Clark County's Title 30, while simultaneously contributing to the security, aesthetic appeal, and environmental sustainability of the project. We believe that this design will meet the needs of the development and the community, while enhancing the safety and visual appeal of the site.

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PO BOX 530543 Henderson, NV 89053 TEL: (702) 636-7625

e: evan@cypressarchitecture.com

We appreciate your consideration of this Design Review request and look forward to the opportunity to discuss any aspects of the lighting design further. Should you require any additional information or modifications, we are happy to work with the Planning Department to ensure that all requirements are satisfied.

Sincerely,
Jeffrey Englehart
Robindale & Assoc.
Developer / Owner Rep.
Jeff_englehart@hotmail.com
(702) 501-5107

architecture urban design interiors

PO BOX 530543 Henderson, NV 89053 TEL: (702) 636-7625
e: evan@cypressarchitecture.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0597-ROBINDALE & ASSOCIATES, LLC

SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone.

Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-12-601-048

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5210 Robindale Road
- Site Acreage: 3.14
- Project Type: Mini-warehouse facility with RV and boat storage
- Number of Stories: 1 & 3
- Building Height (feet): 18 to 45
- Square Feet: 38,005

Site Plan

The site was approved for a mini-warehouse facility with RV and boat storage via (NZN-0601-15) by the Board of County Commissioners in November 2015, and the facility has since been built. A condition of approval for NZN-0601-15 required a design review for signage, and this application is to address that condition. The approved plans depict an irregular shaped 3.14 acre parcel. The Union Pacific Railroad right-of-way abuts the western property line and an overhead power line easement runs along the eastern property line adjacent to a single-family residential development. The railroad easement extends into this site 100 feet along the west side, with no uses proposed in this area. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property. Parking spaces are provided adjacent to the main office and manager's quarters and outside the site's security gates. The site will have 1 access point from Robindale Road, which is located towards the east side of the parcel.

Sign Plans

The plans depict 2 wall signs on the east and south side of the mini-warehouse building, respectively. The east facing non-illuminated sign is 71 square feet in area. The south facing LED backlit sign is 71 square feet in area. Each sign is less than 20% of the area for each face of the building, as required by Code. The illuminated reverse lit wall sign faces south and is not visible from the residential property to the east.

Applicant's Justification

The applicant states this request is for 1 reverse lit wall sign on the south facing wall of the existing mini-warehouse building and 1 non-illuminated wall sign on the east facing wall of the building. Each sign is 71 square feet and located between 20 feet and 30 feet high on the east and south sides of the building. The south facing reverse lit sign will not be visible from the adjacent residential property to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400047 (NZN-0601-15)	Third extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	June 2023
ET-21-400014 (NZN-0601-15)	Second extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	May 2021
ET-18-400251 (NZN-0601-15)	First extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	January 2019
NZN-0601-15	Zone change to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & Union Pacific Railroad
South	Open Lands	RS20	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IL, RS20, & RS2	Manufacturing, single-family residential, & Union Pacific Railroad

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

Related Applications

Application Number	Request
DR-25-0596	A design review for lighting is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed wall signs are compatible with the surrounding area in terms of the size of signs and their design. The non-illuminated east facing wall sign will not impact the adjacent residential neighborhood. The only proposed illuminated sign is the south facing reverse lit sign, which will not be visible from the adjacent residential homes located east of this property. The signs comply with residential adjacency standards and will not impact the welfare of the surrounding area.

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEFF ENGLEHART

CONTACT: EVAN VAUSE, CYPRESS DESIGN, P.O. BOX 530543, HENDERSON, NV
89053

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): SDR-25-0597

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

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

Date: 9/10/2025

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: _____ Time: _____

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: 10/8/2025 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

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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

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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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

Page 2 of 4



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-601-048

PROPERTY ADDRESS/ CROSS STREETS: 5210 W. ROBINDALE ST.

DETAILED SUMMARY PROJECT DESCRIPTION

SIGN DESIGN REVIEW

PROPERTY OWNER INFORMATION

NAME: ROBINDALE & ASSOCIATES
ADDRESS: 1281 PUERTA DEL SOL
CITY: SAN CLEMENTE STATE: CA ZIP CODE: 92673
TELEPHONE: (949) 361-5358 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: JEFF ENGLEHART - DEVELOPER
ADDRESS: 105 N. PEGAS #140
CITY: _____ STATE: NV ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: (702) 501-5107 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CYPRESS ARCHITECTURE - EVAN VAUSE
ADDRESS: PO Box 530543
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: (702) 286-4796 CELL: _____ EMAIL: _____

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

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

RICHARD D. KAY
Property Owner (Print)

MARCH 15, 2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # ()

PLANNING DATE _____

SEE NOTIFICATION

TAB/PLN/NOTIF

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

Clark County Dept of
Comprehensive Planning
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

3/1/25

RE: Signage Design Review
APN: 176-12-601-048

To whom it may concern,

This letter is in regards to our request for a signage design review. The proposed signage plan is for the property located at 5210 W Robindale Rd.

The proposed signage guidelines are designed to allow the tenants to effectively advertise their business while maintaining a cohesive and appealing aesthetic.

The proposed signage meets all applicable Title 30 requirements. The signage facing the right-of-way (SOUTH) is a 74 square foot set of internally illuminated letters. The proposed signage facing the parking lot (EAST) is a 47 square foot set of non-illuminated letters.

We hope that you will find this proposed signage helps to enhance this rapidly growing area of Clark County. If there are any questions or comments, please don't hesitate to reach out so they can be handled quickly.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'Jesse Wetherill', with a stylized flourish at the end.

Jesse Wetherill
jesse@goldven.com
702.989.8686

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

USE PERMIT THIRD EXTENSION OF TIME for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located south of Pebble Road and west of Edmond Street within Enterprise. JJ/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

176-24-501-008; 176-24-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping for a proposed parking lot where parking lot landscaping is required per Figure 30.64-14.
2. Reduce throat depth to 55 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 45% reduction).
3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where full off-site improvements are required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Building Height (feet): 35
- Square Feet: 7,200
- Parking Required/Provided: 72/78 (total build-out)

Site Plan

The approved plans depict a 1 story place of worship which will consist of 2 buildings for a total of 9,000 square feet for the first phase of construction. Future phases include additions to the

proposed buildings, including classrooms and multi-purpose rooms that will bring the total square footage to 13,960 square feet. The proposed place of worship will be centrally located within the project site, approximately 85 feet from Pebble Road. A 24 foot wide drive aisle for both internal traffic and emergency vehicle access encircles the proposed building. Access to the site is from Pebble Road via a 32 foot wide driveway in the northwest portion of the parcel. A proposed trash enclosure will be in the southwest corner of the parcel

In 2021, the applicant submitted the first extension of time application (ET-21-400139) due to the applicant obtaining a new contractor to continue their construction. Staff supported the first extension of time request as progress was ongoing with a condition to commence by August 21, 2023. A second extension of time (ET-23-400120) was submitted by the applicant due to the decision to pause construction during the pandemic. Staff supported the second extension of time due to active and approved permits with the Public Works Department.

The applicant submitted revised site plans on August 25, 2021. The revised plans depict a single-story place of worship with only 1 building that has a total of 7,200 square feet. The previously approved courtyard and the second building towards the east are now removed.

Landscaping

The approved plans depict street landscaping consisting of 15 foot wide landscape area along Pebble Road and an 8 foot wide landscape area along Edmond Street, along with perimeter landscaping proposed along the western and southern property lines consisting of both 24 inch box trees spaced every 20 feet on center and 15-gallon box trees spaced 20 feet on center.

A revised landscape plan Previously approved revised plans were submitted that depicts large Evergreen trees planted on street landscaping along the west and south property lines. The trees will be 24 inch boxes and will have scattered 5 gallon drought tolerant shrubs with red gravel groundcover. This revised plan also shows that landscape island fingers are provided per Code.

Elevations

The approved plans depict a 35 foot high building with standing seam mansard and gable roofs and tan painted stucco walls where the original approved plans depicted a 30 foot high building with a flat roof line. The revised elevations now depict the elevations with a metal fascia detail, a horizontal stucco band, and floor to ceiling windows on the north and east sides.

Floor Plans

The approved plans depicted an auditorium for 320 seats and a separate building with 3 classrooms and a serving kitchen with an exterior courtyard with areas for barbeques and tables. The revised floor plan depicts a 1 story building with the main entrance facing east. The buildings consist of a lobby, breakroom, a separate men's and women's restroom, 2 offices, and 2 meeting rooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400120 (UC-19-0465):

Comprehensive Planning

- Until August 21, 2025, to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400139 (UC-19-0465):

Current Planning

- Until August 21, 2023 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-19-0465:

Current Planning

- Design review for future additions, including additions shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet to back of curb for Edmond Street and 50 feet to back of curb for Pebble Road and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states the new request for an extension of time is needed to complete the project as work has resumed this year. Construction has begun and the applicant has made progress with the permit submittals. Since the original approval, the following applications, studies, and maps have been processed and are still active. These include the following: a Minor Subdivision Map (MSM) and right-of-way dedication (PW23-15087), an approved drainage study (PW-22-11008), and an active off-site permit (PW22-18791) with Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400120 (UC-19-0465)	Second extension of time for place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	October 2023
VS-23-0689	Vacated and abandoned easements government patent easements	Approved by PC	December 2023
ET-21-400139 (UC-19-0465)	First extension of time for place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	November 2021
UC-19-0465	Place of worship and waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles and equipment	Approved by PC	May 1999

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

A review of past entitlements shows that the applicant has an approved drainage study (PW22-11008), an active minor subdivision map (MSM-23-600006), and in 2024 the approval and adoption of a Development Agreement (ORD-24-900232 and Instrument#: 20240827:00697). Although the applicant has experienced delays commencing the project, staff can support the third extension of time for the use permit. However, staff is recommending denial of the waiver of development standards and the design review, as little to no progress has been made since the original approval.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval of a third extension time for the use permit; denial of the waivers of development standards and design review.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Until August 21, 2027, to commence;
- Applicant is advised that VS-23-0689 will expire on December 5, 2025 unless extended with approval of an extension of time.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVID REED

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): ET-25-400091

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

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

Date: 10/1/2025

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: N/A 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: 10/22/2025 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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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
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-501-008 & 176-24-501-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time to ET-23-400120 (UC-19-0465)

PROPERTY OWNER INFORMATION

NAME: The Rock a Christian Church

ADDRESS: 9181 Bradford Hills Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-340-9202

CELL

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: The Rock a Christian Church

ADDRESS: 9181 Bradford Hills Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: 702-340-9202

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers

Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-798-7978

CELL

702-682-7933

EMAIL: [REDACTED]

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

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

[Signature]
Property Owner (Signature)

CHRISTOPHER TONG
Property Owner (Print)

02/14/25
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

BCF MEETING DATE

FEES

TAB/CAL LOCATION

DATE



The Rock A Christian Church

9181 Branford Hills Street, Las Vegas, NV 89123

August 14, 2025

Re: Justification Letter for extension of time on Use Permit UC19-0465

To whom it may concern:

We are hereby requesting an extension of time on Use Permit No. UC19-0465.

In April of 2020, due to the need to restrict personal interactions due to the pandemic, we suspended activity on our plan to build a new church facility.

On April 19, 2021, we signed a contract with H&H Development to design and ultimately build our new facility on our site at Pebble Road and Edmond Street. Following are the actions that have occurred on the project or are in process:

- Geological report dated March 30, 2020, was prepared by Geotek, Inc.
- Boundary and topographical surveys were performed by L.R. Nelson Civil Engineers on May 25, 2021.
- Application for preliminary map review to combine parcel Nos. APN: 176-24-501-008 and 009 into one parcel was filed by L.R. Nelson Civil Engineers on June 21, 2021. Record No. 21-600071.
- Preliminary design review meeting was conducted by SSA Architects with Steven De Merritt on July 7, 2021.
- Posting of \$98,276 Offsite Bond February 28, 2025 to Clark County for offsite work to be completed during construction. Bond issued by Altera Group License OM34327.
- Architectural design changes requested August 8, 2025 from SSA Architects.

In 2023 had to put a temporary hold on construction due to increase in costs but have since resumed work on the project this year. Please allow us to extend our SUP to complete the project.

Thank you for your consideration in this request.

Sincerely,

Christopher Tong
Lead Pastor
(702) 340-9202

702.340.9202 :: www.therockLV.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:

USE PERMIT THIRD EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow second story clear windows.

DESIGN REVIEWS for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a CG (General Commercial) Zone.

Generally located south of Rush Avenue and west of Cameron Street within Enterprise(DOF). JJ/bb/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-401-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Allow clear windows above the first story adjacent to a residential zone per Table 30.40-4.

DESIGN REVIEWS:

1. Three indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings.
2. Increase the finished grade up to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Recreational vehicle storage
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 15,880 (Building A)/27,330 (Building B)/15,075 (Building C)
- Parking Required/Provided: 5/12

History & Site Plan

Application ZC-20-0311 was approved to reclassify the site to a C-2 (now CG) zone for an indoor off-highway vehicle storage facility. While the zone change was final, the applicant submitted the administrative extension of time ADET-22-900558 (ZC-20-0311) for the remaining applications, and an extension of time ET-23-400112 (ZC-20-0311) was approved in 2023. A waiver of development standards to reduce the 1 way egress radius to 5 feet was also requested; however, it was withdrawn.

The site plan depicts a 2.5 acre property with 3 storage buildings for the storage of personal recreational vehicles, off-highway vehicles, or watercrafts. The facility will operate similar to a mini-storage business. The buildings include 41 indoor parking and storage units and 1 common area unit Building A. All buildings are oriented in an east/west direction. Building A is located along Rush Avenue and is at least 10 feet from Rush Avenue and Cameron Street. Building B is centrally located internal to the site. Building C is located along the southern property boundary and is at least 10 feet from Cameron Street. Eleven parallel parking spaces for tenants and guests are located on the north side of Building B and 1 accessible parking space is located on the south side of the entry gate at the northwest corner of the property. Access to the site is from Rush Avenue, in the northwest corner of the site, and the site plan shows an exit only onto Cameron Street at the southeast corner of the property, north of Building C. A fire lane is provided from the entrance through the site and around Building B.

Landscaping

The plan depicts 15 feet of landscaping along Rush Avenue and Cameron Street and includes 5 foot attached sidewalks. The trees are placed 20 feet on center with shrubs in a 10 foot wide area behind the sidewalk. A 6 foot split-face CMU wall with 2 inch masonry cap is proposed on a zero foot to 4 foot retaining wall along Cameron Street. A 6 foot CMU wall is proposed above the zero foot to 5 foot retaining wall on the west side of the property. There is no landscaping on the interior of the site.

Elevations

The plans depict 3 storage buildings with a modern mining architectural design consisting primarily of flat building facades of varying heights with painted decorative vertical and horizontal metal panels and CMU block, and low slope standing seam painted metal roofs. All buildings include a 5 foot walkway adjacent to each building. This property has an elevation difference of approximately 15 feet from the northwest high point to the low point in the southeast, and the buildings will be tiered on the site accordingly.

Building A is 2 stories with a maximum height of 35 feet. Building A contains 10 storage units and one, 2 story common area unit (west end). The first floor is an open floor plan for the storage of vehicles and watercraft, and the second story includes a mezzanine for storage with large view windows on the north elevation. The south elevation has large RV sized roll-up garage doors for access into the storage units and single door pedestrian entrances; units with mezzanines have small clear windows on the upper facades. Access to Building A is from the south, except access into the common area unit is from the west.

Building B is located 44 feet south of Building A across from the open paved driveway area. Building B is a split level 3 story building and contains 11 storage units with an open floor plan, each having a mezzanine for storage on the second story and 6 units have third floor balconies with glass sliding glass doors on the south building elevation. The south elevation has large RV sized roll-up garage doors for access into the storage units. On the north building elevation, the units with balconies have large view windows on the upper floor and roll-up garage doors to accommodate the parking of a typical vehicle. Both facades have pedestrian door access.

Building C is located 65 feet south of Building B. This building is single-story with a building height maximum of 18 feet and is constructed with an integrated 6 foot retaining wall on the south property line with a flat roofline. The design of the building is traditional storage building construction with north facing roll-up doors to accommodate RV access and single-door pedestrian access.

Floor Plans

The plans depict 58,285 total square feet of floor area divided among 3 buildings. Building A is located on the north side of the property and includes 10 storage units with a footprint of 215 feet by 50 feet and a 1,000 square foot common area. Each storage unit is at least 1,000 square feet on the first level with a mezzanine with approximately 500 square feet of storage space. Building B includes 11 units and is located in the middle of the property with a footprint of 251 feet by 70 feet. Each storage unit is at least 1,400 square feet on the first level with a mezzanine of approximately 500 square feet. Building C is a single-story building with 20 units, each with 750 square foot, 15 foot by 50 foot floor areas.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400112 (ZC-20-0311):

Comprehensive Planning

- Until August 19, 2025 to commence;
- Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions;
- Applicant is advised that application VS-20-0367 is expired.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-22-900558 (ZC-20-0311):

Current Planning

- Until August 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for ZC-20-0311:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Plant 10 large trees in landscape planters located on the south side of Building B;
- Overnight stays by renters are not permitted;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Cameron Street, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

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

#0268-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is in the process of finalizing a building permit (BD23-29444) and is waiting for civil reviews to complete the permit process. The project was previously delayed and eventually placed on hold due to previous universal economic issues and civil improvements schedule. The applicant is now prepared to move forward and commence development of the property. The previously expired vacation of easements is a companion item with this application. It is for these reasons that the applicant is seeking an additional 2 years for development to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400122 (VS-20-0367)	First extension for a vacation and abandonment of patent easements - expired	Approved by PC	October 2023
ET-23-400112 (ZC-20-0311)	Second extension of time for a zone change, use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by BCC	September 2023
ADET-22-900558 (ZC-20-0311)	First extension of time for a zone change, use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by ZA	August 2022
NZC-21-0199	Reclassified the site from R-E to R-4 zoning for a multiple family residential development with waiver for increased wall height and design reviews for parking lot landscaping and finished grade	Approved by BCC	July 2021
VS-20-0367	Vacated and abandoned easements (Expired)	Approved by PC	October 2020
ZC-20-0311	Reclassified the site from R-E to C-2 zoning for a vehicle/watercraft storage facility with use permit, waivers to eliminate landscaping, modified driveway geometries, allowed second story clear windows, and design review for finished grade	Approved by BCC	August 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-4	Multi-family residential
South	Corridor Mixed-Use	CG	Commercial complex & restaurant
East	Corridor Mixed-Use	RS20	Vacant
West	Corridor Mixed-Use	CG	Public storage facility

Related Applications

Application Number	Request
VS-25-0611	Vacation and abandonment for patent easements as a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has secured approval of a drainage study, traffic study, and soils study on this site. The applicant is moving forward with building permit BD23-29444. However, this will be the last extension of time staff can support if no activity on the project is demonstrated by the applicant in the future.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 19, 2027 to commence;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if

the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BULL RUSH, LLC

CONTACT: BULL RUSH, LLC, 2615 HORSE PRAIRIE DRIVE, HENDERSON, NV 89052



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): ET-25-400104 (ZC-20-0311)

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

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

Date: 10/1/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 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 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>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-30-401-007

PROPERTY ADDRESS/ CROSS STREETS: 4705 Rush Avenue, Las Vegas, NV 89141

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for original application #ET-23-400112 & ZC-20-0311. No change to previously approved design.

PROPERTY OWNER INFORMATION

NAME: BULL RUSH LLC

ADDRESS: 2615 HORSE PRAIRIE DRIVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-348-5100

CELL 702-348-5100

APPLICANT INFORMATION (information must match online application)

NAME: BULL RUSH LLC

ADDRESS: 2615 HORSE PRAIRIE DRIVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-348-5100

CELL 702-348-5100

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SHURLEY DESIGN STUDIO

ADDRESS: 8507 Insignia Avenue, Unit 102

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

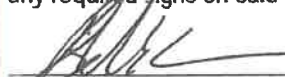
TELEPHONE: 702-624-0022

CELL 702-624-0022

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)*

Blake E. Rosser
Property Owner (Print)

8/7/25
Date

August 11, 2025

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

Re: **Justification Letter**: APN: 177-30-401-007
(EOT) Extension of Time

To Whom it may concern:

We would like to apply for an Extension of Time for the previously approved applications (ADET-22-900558) ZC-20-0311, & ET-23-400112 for a new Off-Highway Interior Recreational Vehicle and Watercraft Storage Facility located at parcel number 177-30-401-007.

This is the third time that we are submitting the project for an extension of time. The project is currently in the construction document phase and being reviewed under building permit **#BD23-29444**. We are requesting a two-year extension of time to commence construction on the project. The project was previously delayed and eventually placed on hold due to previous universal economic issues and civil improvements schedules. The project is now moving forward, and the previous expired vacation has been submitted and is being reviewed under application number: **APR-25-100889**. The client is also expediting the project as quickly as possible.

We feel that this proposed project would still be a great addition to the area, conforms to the other uses currently located in the area, and follows the requirements set forth by Clark County Title 30. We would greatly appreciate the staff's recommendation for approval.

If you have any questions, please contact us at 702-624-0022.

Thank you,



Gerald Alan Shurley, Jr. | Principal Architect
LEED AP, NCARB (NV #7210)
Shurley Design Studio, LLC, Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0611-BULL RUSH, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-401-007

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to vacate government patent easements which are no longer needed for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400122 (VS-20-0367)	First extension for a vacation and abandonment of patent easements - expired	Approved by PC	October 2023
ET-23-400112 (ZC-20-0311)	Second extension of time for a zone change, use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by BCC	September 2023
ADET-22-900558 (ZC-20-0311)	First extension of time for a zone change, use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by ZA	August 2022
VS-20-0367	Vacated and abandoned easements - expired	Approved by PC	October 2020
ZC-20-0311	Reclassified the site from R-E to C-2 zoning for a vehicle/watercraft storage facility with use permit, waivers to eliminate landscaping, modified driveway geometrics, allowed second story clear windows, and design review for finished grade	Approved by BCC	August 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-4	Multi-family residential
South	Corridor Mixed-Use	CG	Commercial complex & restaurant
East	Corridor Mixed-Use	RS20	Vacant
West	Corridor Mixed-Use	CG	Public storage facility

Related Applications

Application Number	Request
ET-25-400104 (ZC-20-0311)	Third extension of time for a use permit, waivers of development standards, and design reviews is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BULL RUSH, LLC

CONTACT: HORROCKS, HEATHER DOMINGUEZ, 1401 N. GREEN VALLEY
PARKWAY #160, HENDERSON, NV 89074



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): VS-25-0611

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

TAB/CAC: Enterprise TAB 6:00 pm

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

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/21/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-401-007

PROPERTY ADDRESS/ CROSS STREETS: Rush Ave & Cameron St

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of 33' Patent Easement along the West & South boundary line within the parcel

PROPERTY OWNER INFORMATION

NAME: Bull Rush, LLC

ADDRESS: 2165 Horse Prairie Dr

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-348-5100

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Bull Rush, LLC

ADDRESS: 2165 Horse Prairie Dr

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-348-5100

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Horrocks/Heather Dominguez

ADDRESS: 1401 N Green Valley Pkwy #160

CITY: Henderson

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # _____

TELEPHONE: 702-966-4063 CELL 702-265-0720

EMAIL: _____

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

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

Property Owner (Signature)*

Blake Rosser

Property Owner (Print)

6/10/2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TMI

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCL MEETING DATE _____

FEES _____

TAR/CAL LOCATION _____

DATE _____

June 10, 2025

Clark County Public Works
Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155

**RE: Justification Letter
Vacation of Patent Easements
APN 177-30-401-007**

On behalf the owner & developer (Bull Rush, LLC) of the above referenced parcel, we provide this letter justifying the application for a previously approved vacation of patent easements.

The vacation was originally approved by the Board of County Commissioners per the NOFA dated October 29, 2020. Due to the COVID-19 pandemic and related market conditions, project construction was delayed and eventually placed on hold. Recently, the project has picked up again and construction is set to commence. The previously approved EOT expired in October 2024.

We respectfully request your approval of the vacation of patent easement. Please contact Heather Dominguez (Project Manager) at 702.966.4063 or heather.dominguez@horrocks.com if you have any questions.

Sincerely,
HORROCKS ENGINEERS



Stephen E Bodge II, PE
Project Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0638-ZUFFA RE, LLC:

ZONE CHANGE to reclassify 3.38 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of the 215 Beltway and west of Jones Boulevard within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-02-511-013

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.38
- Existing Land Use: Parking lot & undeveloped

Applicant's Justification

The applicant states that the proposed IP zoning will provide a uniform zoning category with the adjacent IP zoned parcel to the west which the applicant also owns.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900158 (UC-21-0725)	Administrative first extension of time for a recreational facility (event center) on adjacent parcel to the west and parking lot on subject site	Approved by Staff	April 2024
UC-21-0725	Recreational facility (event center) on adjacent parcel to west and parking lot on subject site	Approved by BCC	February 2022
WS-0566-17	Office building – expired	Approved by BCC	September 2017
ZC-0495-14	Reclassified a portion of the site to C-2 zoning	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0511-01	Reclassified a portion of the site to C-2 zoning	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & RS20 (AE-60)	Commercial center & undeveloped
South	Business Employment	IP (AE-60)	215 Beltway & communication facility (Switch)
East	Business Employment	CG (AE-60)	Undeveloped
West	Business Employment	IP (AE-60)	Event center (UFC Apex)

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

Related Applications

Application Number	Request
WS-25-0640	Waivers of development standards and a design review for a vocational training facility that is an expansion to the existing event center (UFC Apex) is a companion item on this agenda.
SDR-25-0639	A sign design review for signage is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The proposed IP zoning will unify the overall project which includes the subject site and the adjacent parcel to the west under one zoning district. The surrounding properties are all planned for Business Employment (BE) uses, which also includes a large number of existing IP zoned properties in the area. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0152-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JURGIS SKLERIUS

CONTACT: RAMI ATOUT, CREATIVE DESIGN ARCHITECTURE, INC., 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): ZC-25-0638; SDR-25-0639; WS-25-0640

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

TAB/CAC: Enterprise TAB 6:00 pm

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

Location: Refer to listing on other side

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

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 10/22/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): APN 176-02-511-013

PROPERTY ADDRESS/ CROSS STREETS: JONES BLVD. & RAFAEL RIVERA WAY, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change to an Industrial Park (IP) zoning district for the entirety of APN 176-02-511-013 (CG and RS20 to IP).

PROPERTY OWNER INFORMATION

NAME: ZUFFA RE, LLC
ADDRESS: 6650 TORREY PINES DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-588-5520 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CRISCI BUILDERS, BEN CORNWALL
ADDRESS: 5020 E. CARTIER AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-355-1903 CELL 702-355-1903 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CREATIVE DESIGN ARCHITECTURE, INC. RAMI ATOUT
ADDRESS: 1855 VILLAGE CENTER CIRCLE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL 702-769-3654 EMAIL: _____

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

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



Property Owner (Signature)*

Ike Lawrence Epstein
Property Owner (Print)

07/22/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Letter for conforming zone change

Date: July 27, 2025

To: **Clark County Comprehensive Planning Department**
500 S. Grand Central Parkway
Las Vegas, NV 89155
Attention: Mr. Mark N. Donohue

Project: **UFC Apex Building Addition**
6650 El Camino Road, Las Vegas, NV 89118

APN: 176-02-511-013

RE: Conforming zone change to an Industrial Park (IP) zoning district for the entirety of APN 176-02-511-013 (CG and RS20 to IP).

Architect: **Creative Design Architecture, Inc.**
1855 Village Center Circle
Las Vegas, NV 89134

Dear Mr. Donohue:

Please accept this document as the letter of justification for the above-mentioned project.

We are requesting a conforming zone change to an Industrial Park (IP) zoning district for the entirety of APN 176-02-511-013 (CG and RS20 to IP).

As the building addition will require additional parking, we are expanding the parking area into this area, and the conforming zone change will provide uniformity to our site zoning type.

We respectfully request approval of the conforming zone change to an Industrial Park (IP) zoning district for the entirety of APN 176-02-511-013 (CG and RS20 to IP).

Thank you for your time and consideration. We look forward to your support and approval.

Sincerely,

Rami I. Atout, AIA, NCARB
President

1855 Village Center Circle | Las Vegas | Nevada 89134 P: 702-254-4443 F: 702-355-4196 www.cdarcb.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0640-ZL II, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEWS for the following: 1) a proposed avocational or vocational facility; and 2) a proposed parking lot expansion in conjunction with an office/warehouse building, a recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/gc/cv (For possible action)

RELATED INFORMATION:

APN:

176-02-501-021; 176-02-511-013

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 55 feet where a maximum height of 50 feet is permitted per Section 30.02.18D (a 10% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 12.04
- Project Type: Avocational or vocational training facility with a parking lot expansion
- Number of Stories: 2
- Building Height (feet): 55 (maximum)
- Square Feet: 191,102 (existing)/26,000 (proposed)/217,102 (overall)
- Parking Required/Provided: 511/583
- Sustainability Required/Provided: 7/7

History and Request

A recreational facility (event center) with accessory commercial uses was approved via UC-21-0725 by the Board of County Commissioners (BCC) in February 2022 as part of an expansion to an existing office/warehouse building. A parking lot expansion to the east of the building was also part of this request. APN 176-02-501-021 was reclassified to IP zoning (formerly MD zoning) via ZC-0046-12 in March 2012 by the BCC. A design review for the existing

office/warehouse building also accompanied this request. The applicant, UFC, is now requesting a design review to expand the east side of the existing building to accommodate an avocation or vocational training facility. A design review is also requested to expand the existing parking lot to the east, located on APN 176-02-511-013, by 94 parking spaces. A waiver of development standards is also requested to increase the height for a portion of the existing building, up to 55 feet, to accommodate a proposed roof sign associated with SDR-25-0639, a companion item with this application.

Site Plans

The plans depict an existing office/warehouse building that is located within the northern portion of the site. The proposed addition is located on the east side of the building with the following setbacks: 1) 131.5 feet from the south property line along Rafael Rivera Way; 2) 157.5 feet from the north property line adjacent to an undeveloped parcel; and 3) 76.5 feet from the east property line, APN 176-02-511-013, which is partially developed as a parking lot. A proposed parking lot expansion is located immediately to the east of the existing parking lot, located on 176-02-511-013, that serves the office/warehouse building. Ninety-four parking spaces will be added to the existing parking lot, for a total of 583 parking spaces where 511 parking spaces are required. Two existing north/south pedestrian walkways are located within the parking lot, measuring 5.5 feet in width, connecting to an existing 5.5 foot wide east/west pedestrian walkway. A third north/south pedestrian walkway, also measuring 5.5 feet in width, is proposed at the eastern portion of the parking lot expansion, that connects to the proposed east/west pedestrian walkway expansion. The east/west pedestrian walkway is located within the south portion of the parking lot and connects to the existing building and proposed addition. Access to the project site is granted via existing commercial driveways along El Camino Road. An existing 5 foot wide attached sidewalk is located adjacent to El Camino Road and along a portion of Rafael Rivera Way.

Landscaping

The plans depict existing perimeter landscaping, located along the south property line of the existing parking lot (APN 176-02-511-013) north of Rafael Rivera Way, measuring 15 feet in width. Landscape strips are proposed along the south and east property lines of the parking lot expansion, measuring 12 and 10 feet in width, respectively, consisting of large trees. Parking lot landscaping consisting of large trees is equitably distributed throughout the interior of the project site. The plans also depict a landscape area located immediately to the east of the building addition, measuring 13,400 square feet in area, consisting of medium and large trees. An alternative landscape design is proposed as several terminating landscape finger islands, adjacent to this landscape area, do not include trees. Eighty trees are provided within the parking lot addition where 35 are required.

Elevations

The plans depict a proposed addition to the east side of the existing building measuring up to 46.5 feet to the top of the parapet wall. The exterior of the addition consists of stucco and will be painted to match the existing building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. A waiver of development standards is required as the height of the proposed parapet wall, located along the southwest portion of the existing building, will be increased to 55 feet to accommodate a proposed roof sign) associated with

SDR-25-0639, a companion item on this agenda. The parapet wall will be painted to match the existing building.

Floor Plans

The plans depict a proposed building expansion consisting of 13,800 and 12,200 square feet on the second floor, respectively, totaling 26,000 square feet. The first floor of the facility includes locker rooms, various rooms for therapeutic treatment, accessory offices, restroom facilities, and an athlete's lounge. The second floor features an athletic training area, accessory offices, and restrooms facilities.

Applicant's Justification

The building expansion will be utilized as a vocational training facility for athletes and will not be open to the general public. The 2 story addition will be designed to match the aesthetic and architectural style of the existing building, with careful consideration given to scale, materials, and visual harmony. The new building will be equipped with soundproofing to minimize noise pollution into surrounding properties, especially during evening hours. The increase in building height will be to the top of the parapet walls where the proposed roof sign is affixed. This increase in building height will be limited to the area of the roof sign only, and not the entire building, so this should have a limited impact on the building and area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900099 (UC-20-0480)	Second extension of time for a motion picture production studio and on-premises consumption of alcohol in conjunction with an existing office warehouse building	Approved by ZA	March 2025
ADET-24-900158 (UC-21-0725)	First extension of time for a recreational facility (event center)	Approved by ZA	April 2024
ET-23-400019 (UC-20-0480)	First extension of time for a motion picture production studio and on-premises consumption of alcohol in conjunction with an existing office warehouse building	Approved by BCC	May 2023
UC-21-0725	Use permit, waivers, and design review for a recreational facility (event center)	Approved by BCC	February 2022
UC-20-0480	Motion picture studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	March 2019
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0225-12	Vacated and abandoned patent easements -recorded	Approved by PG	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permits for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Commercial development & undeveloped
South*	Business Employment	IP (AE-60)	Data center currently under construction
East & West	Business Employment	CG (AE-60)	Undeveloped

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

*Immediately south of the project site is the 21st Beltway.

Related Applications

Application Number	Request
ZC-25-0638	A zone change from CG and RS20 to IP for APN 176-02-511-013 is a companion item on this agenda.
SDR-25-0639	A sign design review for wall signs, a freestanding sign, and electronic message units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waiver of Development Standards**

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

Staff finds the increase to the height of the parapet wall, along the southwest portion of the building, should have minimal to no impact on the surrounding properties. The increased

building height is necessary to accommodate the proposed roof sign associated with SDR-25-0639, a companion item on this agenda. The height increase to the southwest portion of the building is minimal; therefore, staff can support this request.

Design Reviews

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

Staff finds the design of the proposed building elevation breaks the mass of the building through height variations and articulation. The design of the building addition is compatible with, and complementary to, the existing on-site building and the office building to the west. The layout of the proposed parking and the overall design of the site is compatible with the surrounding commercial and industrial developments. Parking lot landscaping is equitably distributed throughout the interior of the project site; therefore, staff can support these requests.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and

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

Public Works - Development Review

- Drainage study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.; that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0152-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JURGIS SKLERIUS

CONTACT: CREATIVE DESIGN ARCHITECTURE, INC., 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): ZC-25-0638; SDR-25-0639; WS-25-0640

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

TAB/CAC: Enterprise TAB 6:00 pm

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

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 10/22/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-02-501-021

PROPERTY ADDRESS/ CROSS STREETS: 6650 EL CAMINO ROAD, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards/Design Review for new two story building addition on the east side of the existing building, used as Vocational training facility, additional parking will be provided as required, total on site parking provided will meet or exceed the total required.

PROPERTY OWNER INFORMATION

NAME: ZL II, LLC
ADDRESS: 6650 TORREY PINES DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-588-5520 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CRISCI BUILDERS, BEN CORNWALL
ADDRESS: 5020 E. CARTIER AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-355-1903 CELL 702-355-1903 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CREATIVE DESIGN ARCHITECTURE, INC. RAMI ATOUT
ADDRESS: 1855 VILLAGE CENTER CIRCLE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL 702-769-3654 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 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)*

Ike Lawrence Epstein
Property Owner (Print)

07/22/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

Justification Letter for building addition

Date: July 27, 2025

To: **Clark County Comprehensive Planning Department**
500 S. Grand Central Parkway
Las Vegas, NV 89155
Attention: Mr. Mark N. Donohue

Project: **UFC Apex Building Addition**
6650 El Camino Road, Las Vegas, NV 89118

APN: 176-02-501-021 (UFC Apex)
176-02-511-013 (UFC Apex)

RE: Request for Waiver of Development Standards/Design Review for new two-story building addition on the east side of the existing building, used as Vocational training facility, additional parking will be provided as required, total onsite parking provided will meet or exceed the total required.

Architect: **Creative Design Architecture, Inc.**
1855 Village Center Circle
Las Vegas, NV 89134

Dear Mr. Donohue:

Please accept this document as the letter of justification for the above-mentioned project.

We are requesting Design Review/ Waiver of Development Standards for new two-story building addition on the east side of the existing building, used as Vocational training facility, additional parking will be provided as required, onsite parking provided will meet or exceed the total required, As part of the expansion, we will require waivers for certain building standards as outlined in the current zoning and building codes.

Justification:

The addition will provide vocational training areas for the facility; this addition will not be open to the public.

We understand that the proposed addition will necessitate waivers from certain building standards.

Below, we provide our reasoning for each requested waiver and how we plan to address potential concerns:

1.waiver for: *Parking lots with 500 or more spaces shall be divided into smaller subareas that each contain 250 or fewer spaces. Buildings, pedestrian walkways, private drives, or landscape areas with a minimum width of 15 feet shall be used to delineate the sub-areas.*

Our building and car parking areas exist; the total required parking is slightly over 500 spaces, [511 required] and we do have existing accessible sidewalk pathway between parking areas leading to the building, which is a continuation of the existing pedestrian access and driveways.

The required parking is 511 spaces, we are providing 583 parking spaces, existing onsite parking spaces are 371 spaces, we are adding an additional 212 spaces.

Mitigating Impact on Surrounding Area

We recognize the importance of ensuring that the addition does not negatively affect the surrounding neighborhood, and we are committed to minimizing any potential adverse impacts. The following steps will be taken:

- Design Compatibility: The two-story addition will be designed to match the aesthetic and architectural style of the existing building, with careful consideration given to scale, materials, and visual harmony.
- Noise and Lighting Controls: The new building will be equipped with soundproofing and proper lighting fixtures to minimize noise pollution and light spillover into surrounding properties, especially during evening hours.

In conclusion, the proposed two-story addition to UFC Apex will provide significant benefits to the facility.

We respectfully request approval of the necessary waivers for building standards, as we believe that the proposed expansion is consistent with the existing building and surroundings. We are committed to working closely with the Planning and Zoning Department to ensure that the final design adheres to all applicable guidelines and standards.

Thank you for your time and consideration. We look forward to your support and approval.

Sincerely,

Rami I. Atout, AIA, NCARB
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0639-ZL II, LLC:

SIGN DESIGN REVIEWS for the following: 1) allow a roof sign; 2) allow electronic message units, video; 3) increase area of proposed freestanding sign; and 4) proposed signage in conjunction with an existing office/warehouse building, recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

176-02-501-021; 176-02-511-013

SIGN DESIGN REVIEWS:

1. Allow a roof sign where not permitted per Section 30.05.02P.
2.
 - a. Allow electronic message units, video, where not permitted per Section 30.05.02H.
 - b. Increase the area of electronic message units, video, to 2,032 square feet where 150 square feet is the maximum area permitted per Section 30.05.02H.
 - c. Increase the number of electronic message units, video, to 4 where a maximum of 1 electronic message unit, video, is allowed per street frontage per Section 30.05.02H.
3. Increase the area of a proposed freestanding sign to 783 square feet where 657 square feet is the maximum area permitted per Section 30.05.02L.
4. Allow 3,514 square feet of proposed signage (electronic message units, video, freestanding sign, roof sign, and wall signs) in conjunction with an office/warehouse building recreational facility and proposed avocational or vocational training facility.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 12.04
- Project Type: Freestanding sign, wall signs, roof, and electronic message units
- Sign Height (feet): 50 feet (proposed freestanding sign)

- Square Feet: 2,005 (proposed wall sign)/783 (proposed freestanding sign)/726 (proposed roof sign) /2,032(proposed electronic message units, video)

Sign Plan

The plans depict an assortment of proposed signs including wall, roof, freestanding, and electronic message unit signs.

- A proposed freestanding sign, measuring 50 feet in height, is located at the southwest corner of the site along El Camino Road and Rafael Rivera Way. The freestanding sign is set back 20 feet from the west and south property lines adjacent to the right-of-way. The freestanding sign consists of an electronic message unit (EMU), video, measuring 600 square feet in area. Two additional non-EMU sign components, measuring 481 and 245 square feet, are located on top of the freestanding sign. The freestanding sign consists of aluminum composite panel cladding and will be painted to match the existing building.
- A roof sign measuring 726 square feet in area will be affixed to the parapet wall along the southwest portion of the building, measuring up to 13 feet in height.
- Three proposed electronic message units (wall signs), video, are located along the south elevation of the building measuring between 283 to 709 square feet each.
- A single, non-EMU wall sign measuring 414 square feet is centrally located along the south elevation, between 2 EMU signs. Two, non-EMU wall signs measuring 117 and 42 square feet are located on the east elevation of the proposed building expansion.

The proposed signage for the site is as follows:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding*	-	783	783	657	-	1	1
Wall**	217	2,005	2,005	3,460	1 (to be removed)	6	6
Roof	-	726	726	-	-	1	1
Overall total	217	3,514	3,514	-	1 (to be removed)	8	8

*Includes electronic message unit, video

**Existing wall sign to be removed

*Includes 3 electronic message units, video, affixed to wall

The details for the proposed electronic message units (video and static) are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Video*	-	2,032	2,032	150	-	4	4

*Includes the freestanding and wall signs

Applicant's Justification

The primary goal of adding video signs is to enhance the overall experience for visitors to the facility, based on events, and services provided. Video signage would allow the applicant to

communicate important information in a dynamic and engaging manner. The existing current static signage does not provide the flexibility or immediacy required for the dynamic nature of a recreational facility. Given the variety of activities and the frequency of changes to our programming, the video signs would enable us to reach visitors in a more timely, effective, and engaging way. The video signs will be integrated into the architectural design of the building to minimize visual intrusion. Placement will be chosen to ensure that the signs complement the structure and blend harmoniously with the surrounding landscape. The video signs will include brightness sensors that adjust the screen intensity based on ambient lighting conditions. This ensures that the signs will not be excessively bright during the night or in low-light conditions, reducing the impact on nearby areas. In summary, the proposed video signage represents an important tool for enhancing communication, safety, and engagement within the recreational facility.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900099 (UC-20-0480)	Second extension of time for a motion picture production studio and on-premises consumption of alcohol in conjunction with an existing office warehouse building	Approved by ZA	March 2025
ADET-24-900158 (UC-21-0725)	First extension of time for a recreational facility (event center)	Approved by ZA	April 2024
ET-23-400019 (UC-20-0480)	First extension of time for a motion picture production studio and on-premises consumption of alcohol in conjunction with an existing office warehouse building	Approved by BCC	May 2023
UC-21-0725	Use permit, waivers, and design review for a recreational facility (event center)	Approved by BCC	February 2022
UC-20-0480	Motion picture studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	March 2019
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permits for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Commercial development & undeveloped
South*	Business Employment	IP (AE-60)	Data center currently under construction
East & West	Business Employment	CG (AE-60)	Undeveloped

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

*Immediately south of the project site is the 215 Beltway.

Related Applications

Application Number	Request
ZC-25-0638	A zone change from CG and RS20 to IP for APN 176-02-511-013 is a companion item on this agenda.
WS-25-0640	Waiver of development standards to increase building height with a design review for a proposed building (avocational or vocational training facility) and parking lot expansion 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

Sign Design Reviews

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Sign Design Review #1

Staff finds the proposed roof sign should have minimal to no impact on the surrounding properties and land uses as the sign is positioned at the southwest corner of the existing building. The colors and design of the roof sign are consistent and compatible with the design of the existing building and is not visually obtrusive. Therefore, staff recommends approval of this request.

Sign Design Review #2

The intent of limiting the area and the number of electronic message units (video) is to ensure there is not an adverse or negative impact on surrounding properties, including residential uses. There are no residential uses within the immediate area that would potentially be impacted by the wall mounted and freestanding video units. Furthermore, the 215 Beltway is located directly south of the project site. Staff finds the electronic message units should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Sign Design Review #3

Staff finds the increase to the area of the proposed freestanding sign is minimal and should not have an impact on the surrounding land uses and properties. The freestanding sign does not exceed the maximum building height of 50 feet, as permitted within the IP zoning district. Furthermore, the 215 Beltway is located immediately to the south of the project site, with a developing data center located further south. The freestanding sign is designed with materials and a color schematic that is consistent and compatible with the existing building; therefore, staff recommends approval.

Sign Design Review #4

The majority of the signs are internal to the site and, while visible from the street, should have minimal to no impact on the surrounding land uses and properties. The electronic message units are oriented towards the 215 Beltway and away from the surrounding non-residential development. Staff finds the proposed design of the signs are consistent and compatible with the existing building in terms of size, material, and color. Therefore, staff recommends approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JURGIS SKLERIUS

**CONTACT: CREATIVE DESIGN ARCHITECTURE, INC., 1855 VILLAGE CENTER
CIRCLE, LAS VEGAS, NV 89134**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): ZC-25-0638; SDR-25-0639; WS-25-0640

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

TAB/CAC: Enterprise TAB 6:00 pm

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

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 10/22/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

Maureen Helm, Secretary
(702) 806-0747
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>

Page 2 of 6



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-02-501-021

PROPERTY ADDRESS/ CROSS STREETS: 6650 EL CAMINO ROAD, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review for standard wall sign and Electronic Messaging Units signs [video] on the building, Roof sign with Electronic Messaging Unit [video], and free standing sign with Electronic Messaging Unit both sides [video].

PROPERTY OWNER INFORMATION

NAME: ZL II, LLC
ADDRESS: 6650 TORREY PINES DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-588-5520 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CRISCI BUILDERS, BEN CORNWALL
ADDRESS: 5020 E. CARTIER AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-355-1903 CELL 702-355-1903 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CREATIVE DESIGN ARCHITECTURE, INC. RAMI ATOUT
ADDRESS: 1855 VILLAGE CENTER CIRCLE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL 702-769-3654 EMAIL: _____

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

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


Property Owner (Signature)*

Ike Lawrence Epstein
Property Owner (Print)

07/22/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Letter for building signage

Date: July 27, 2025

To: **Clark County Comprehensive Planning Department**
500 S. Grand Central Parkway
Las Vegas, NV 89155
Attention: Mr. Mark N. Donohue

Project: **UFC Apex Building Signage**
6650 El Camino Road, Las Vegas, NV 89118

APN: 176-02-501-021 (UFC Apex)

RE: Request for Design Review for standard wall sign and Electronic Messaging Units signs [video] on the building, Roof sign with Electronic Messaging Unit [video], and free-standing sign with Electronic Messaging Unit both sides [video].

Architect: **Creative Design Architecture, Inc.**
1855 Village Center Circle
Las Vegas, NV 89134

Dear Mr. Donohue:

Please accept this document as the letter of justification for the above-mentioned project.

We are requesting a Design Review for standard wall sign and Electronic Messaging Units signs [video] on the building, Roof sign with Electronic Messaging Unit [video], and free-standing sign with Electronic Messaging Unit both sides [video].

Justification:

We are requesting approval to exceed the limits outlined in the current zoning code for signage in this area, and we would like to provide a justification for why this request aligns with both the spirit of the zoning regulations and the public interest.

Purpose and Need for Video Signage

The primary goal of adding video signs is to enhance the overall experience for visitors to the facility, based on events, and services provided. Video signage would allow us to communicate important information in a dynamic and engaging manner.

The existing current static signage does not provide the flexibility or immediacy required for the dynamic nature of a recreational facility. Given the variety of activities and the frequency of changes to our programming, the video signs would enable us to reach visitors in a more timely, effective, and engaging way.

The following are the main requests:

- a. Per Section 30.05.02P, a "Roof Sign" (pages 203 and 204) is only permitted within a CR (Commercial Resort) zoning district. Otherwise, a Sign Design Review (SDR) must be approved through the public hearing process to allow a "Roof Sign" within the Industrial Park zoning district.
- b. Per Section 30.05.02H, an "Electronic Sign: Electronic Message Unit, Video" (page 201) is limited to a maximum area of 150 square feet within the CR (Commercial Resort) zoning district and must also be approved via an SDR through the public hearing process. We are requesting 3,480 square feet of Electronic Message Unit, Video within the Industrial Park zoning district.
- c. Per Section 30.05.02L, the maximum height of a "Freestanding Sign" shall be the "same as underlying zoning district." The maximum building height within the Industrial Park zoning district is 50 feet. Our sign height will match this requirement.
- d. Per Section 30.05.02L, the maximum area of a "Freestanding Sign" "shall not exceed 1.25 square feet per linear foot of street frontage." The street frontage along the south property line of APN 176-02-501-021 measures 525.53 in length; therefore, a maximum sign area of 657 square feet is allowed where 783 square feet is proposed.

Mitigating Visual Impact

We understand the concerns related to visual clutter and aesthetics that can arise with the use of video signage. However, we are committed to ensuring that the installation of these signs will not negatively impact on the surrounding environment. The video signage will adhere to the following measures:

- Design and Placement: The video signs will be integrated into the architectural design of the building to minimize visual intrusion. Placement will be chosen to ensure that the signs complement the structure and blend harmoniously with the surrounding landscape.
- Brightness Control: The video signs will include brightness sensors that adjust the screen intensity based on ambient lighting conditions. This ensures that the signs will not be excessively bright during the night or in low-light conditions, reducing the impact on nearby areas.
- Content Regulation: The content displayed on the video signs will be carefully curated to ensure that it is appropriate for all audiences.

In summary, the proposed video signage represents an important tool for enhancing communication, safety, and engagement within the recreational facility. We respectfully request your consideration to grant an exception to the current signage code, based on the above-mentioned justifications and the positive impact these signs would have on the facility's operations and the broader community.

We are committed to working closely with the Planning and Zoning Department to ensure that the signs meet all necessary requirements and that their implementation aligns with the values of the community.

We are happy to discuss any specific concerns or modifications to our proposal and will gladly cooperate with any additional guidelines that may be put in place.

Thank you for your time and consideration. We look forward to your support and approval.

Sincerely,

Rami I. Atout, AIA, NCARB
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0632-LANDBERG LAND INVESTORS, LLC:

ZONE CHANGE to reclassify a 0.81 acre portion of a 0.82 acre site from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located west of Rainbow Boulevard and south of Gury Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-801-032 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.81 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the zone change request for CG zoning is only for the portion of the property that is planned for Neighborhood Commercial (NC) uses, and not for the far westerly tip of the property that is planned for Low-Intensity Suburban Neighborhood (LN) uses. Furthermore, the applicant states that the proposed CG zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity retail, services, and office uses that serve the residents of the immediate neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential
South & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac), Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Neighborhood Commercial	RS10, RS20 & RS3.3	Union Pacific Railroad Line & undeveloped
East	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
WS-25-0633	A waiver of development standards and a design review for a restaurant is a companion item on this agenda.
VS-25-0635	A vacation and abandonment for government 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. The request for CG zoning is conforming to the Neighborhood Commercial (NC) land use category on the site and is compatible with the surrounding area. The adjacent parcel to the north is also planned for Neighborhood Commercial (NC) land uses, and parcels farther north beyond that are already zoned CG. Additionally, the site is located along Rainbow Boulevard (an arterial street), which should be able to accommodate the increase in intensity for a commercial use. Furthermore, the Union Pacific Railroad will separate and provide a buffer from the residential uses to the southwest. The proposed commercial zoning near future residential uses to the southwest complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0151-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOE KENNEDY

**CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S.
FOURTH STREET #200, LAS VEGAS, NV 89101**

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): ZC-25-0632, WS/DR-25-0633, & VS-25-0635

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

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

Date: 10/1/2025

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: 10/22/2025 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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Bunkerville TAB Room
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Carmen Hayes
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Silverado Ranch Community Center
9855 Giles Street, Las Vegas

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

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Jami Reid
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Indian Springs Civic Center
715 Gretta Lane, Indian Springs

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Tammy Harris, Secretary
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5712 E. Missouri Ave., Las Vegas

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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 7



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-801-032

PROPERTY ADDRESS/ CROSS STREETS: RAINBOW BLVD AND GARY AVE

DETAILED SUMMARY PROJECT DESCRIPTION

REZONING FROM RS20 (RESIDENTIAL SINGLE FAMILY-20) TO CG (COMMERCIAL GENERAL) FOR A PROPOSED RESTUARANT (FUTURE TAVERN)

PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS LLC (SCOTT GOLDSTEIN)

ADDRESS: 10801 WEST CHARLESTON BLVD, SUITE 170

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL: _____

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: JOE KENNEDY OR MATT NELSON - J.A.KENNEDY DEVELOPMENT COMPANY

ADDRESS: 3755 BREAKTHROUGH WAY, SUITE 250

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-405-3122

CELL: _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 S FOURTH STREET, SUITE 200

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

TELEPHONE: 702-598-1429

CELL: 702-561-7070

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.

Scott Goldstein
Property Owner (Signature)*

SCOTT GOLDSTEIN
Property Owner (Print)

7-17-25
Date

DEPARTMENT FOR ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PLDD	<input type="checkbox"/> SN	<input type="checkbox"/> AN	<input type="checkbox"/> WS
<input type="checkbox"/> ALN	<input type="checkbox"/> AV	<input type="checkbox"/> BA	<input type="checkbox"/> SC	<input type="checkbox"/> CL	<input type="checkbox"/> WJ	<input type="checkbox"/> Z
<input type="checkbox"/> AG	<input type="checkbox"/> DK	<input type="checkbox"/> PLA	<input type="checkbox"/> SOP	<input type="checkbox"/> IM	<input type="checkbox"/> WJ	<input type="checkbox"/> OTHER

APPROVED BY

ACCEPTED BY

PC REPLYING MAIL

15 33

SEE INSTRUCTIONS

15 33

GENERAL USE ONLY

August 14, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: Landberg Land Investors LLC
Justification Letter- Revision-2 - Rainbow Boulevard & Gary -
Zone Change: Residential Single Family (RS20) zoning to Commercial General
(CG) Zoning:
Waiver of Development Standards: Reduce Parking:
Design Reviews: Restaurant and Alternative Entry Location:
Assessors' Parcel Number: 176-22-801-032

To Whom It May Concern:

On behalf of our Client, J. A. Kennedy Development Company, we respectfully submit this application package for a proposed Zone Change application package from Residential Single Family (RS20) zoning to Commercial General (CG) zoning for a proposed commercial development consisting of a restaurant building (future tavern) on a 0.82 acre parcel.

The proposed project is located on the west side of Rainbow Boulevard and 330 feet south of Gary Avenue. The parcel is a total of 0.082 acres. The current zoning of the site is RS20 with a Master Plan designation of Neighborhood Commercial (NC) within the Enterprise Town Board Planning Area. Adjacent to the north, is a developed single family parcel zoned RS20 and designated Neighborhood Commercial (NC) in the Master Plan and undeveloped parcels zoned RS20 and designated (RN) in the RNP overlay. Farther north are other developed and undeveloped parcels zoned CG and RS20 and designated as NC and RE (Ranch Estates Neighborhood in the Master Plan. South, across the existing railroad track and drainage easement are undeveloped parcels zoned RS20, RS10 and R3. and designated in in the Master Plan as NC, (MN) Mid-Intensity Suburban Neighborhood and (LN) Low Intensity Suburban Neighborhood, respectively. Immediately east are undeveloped parcels zoned RS20 and designated NC in the master plans with undeveloped parcels farther east zoned RS20 and designated RN within the RNP overlay. West across Rainbow Boulevard are developed and undeveloped parcels zoned (IP) Industrial Park and designated BE (Business Employment) in the Master Plan.

Project Description:

The proposed commercial is for 4,000 square foot (restaurant) building located on the east side of the site along the Rainbow Boulevard Frontage of the site. Access to the site is from Rainbow Boulevard on the northeastern portion of the site. The throat depth is 32 feet 2 inches on the north side of the driveway and 76.5 feet on the south side of the driveway. A total of 35 parking

spaces are provided, where 26 parking spaces are required which exceeds the 15 % increase allowed per Code. Two (2) handicap accessible spaces are provided where one (1) is required; and four (4) bicycle spaces are provided as required by Code. A trash enclosure is provided west of the building. The required loading area is located south of the building. An Up to eight (8 foot) high block walls are provided along the north property line and along portions of the south property line.

Elevations:

The building is up to 28 feet high to the top of the parapet. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include painted EIFs, painted metal panels, shade awnings, decorative wood panel accents doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors in shades of grey, brown, and yellow.

Floor Plans:

The plan show a 4,000 space showing a lobby with entry furnishing and office. The remaining floor area is divided into a kitchen and prep area, game, bar and restaurant areas and bathrooms.

Landscaping:

Proposed 15 foot wide area with a detached sidewalk is provided along Rainbow Boulevard. Proposed 10 foot wide area landscape areas are proposed wide minimum are provided along the north and south property lines.

Signage is not a part of the Application:

The following are the required applications for the project:

Conforming Zone Change:

A Zone Change from (RS20) zoning to Commercial General (CG) zoning for a proposed commercial development with four buildings for the following uses: office/retail building, a restaurant and two fast food restaurants.

Justification:

The request is for a conforming Zone Change to CG zoning which complies with the Master Plan designation for the site as Neighborhood Commercial (NC) for the Enterprise Planning area. The existing zone and master planned areas surrounding this site makes the requested use compatible with the area.

The proposed zone change application is justified because the site fronts Rainbow Boulevard and is designated to allow a neighbor serving commercial uses. The proposed CG zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity retail; services and offices uses that serve the residents of the immediate neighborhood. This area

is under development, and the required public services and infrastructure are either constructed or under construction to serve both residential and commercial uses in the area. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development. The project complies to the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-2.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This project will not impact the existing residences to the north and the approved residential developments to the south or the undeveloped RN/RNP parcels to the west.

The proposed commercial use is a community serving use with customers drawn from the immediate area. This use is on a site in an area that is developed to the east and is in transition with an approved residential development to the south and commercial and industrial uses in the immediate area. The proposed project fulfils the growth management requirements by developing on this site and maximizing the capacities of existing infrastructure and services. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development. The project complies to the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-2.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This project will not impact the existing residential development parcel to the north or the approved residential development to the south which is located across an existing railroad line and drainage easement/channel.

Waiver of Development Standards:

Reduce on-site parking to 25 spaces where 27 spaces are required. (30.04.04).

Justification:

This request is necessary to comply with both landscaping requirements to comply with screening and buffering requirements and throat depth requirements. The site has an irregular shape which makes it difficult to meet all the requirements. Since there is only one use on the site the decision to reduce the parking and provide that required throat depth was more important to ensure no impact to Rainbow Boulevard, which is major arterial with high volumes of traffic. The reduction in parking, which is for two spaces, will not impact the use or site.

Design Reviews:

- 1. A Restaurant.**

2. **Allow the entry on the west side of the building where required on the east side of the building along Rainbow Boulevard. 30.04.05**

Justification:

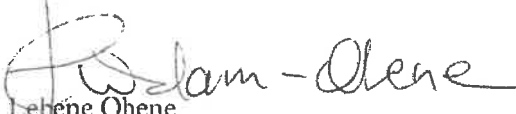
The design for this particular brand is to provide an entry that faces the interior of the site. The design of the building includes architectural features and that enhance the east side of the building facing Rainbow Boulevard and will enhance the frontage of the street frontage. Additionally, the building is placed in close proximity street frontage. That coupled with the design elements on the east elevation of the building accomplish the same intent as the Code requirement.

We appreciate your review of this application and look forward to your comments to proceed with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebere Ohene
Land Use and Development Consultant

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0635-LANDBERG LAND INVESTORS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori Street (alignment), and between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-801-032

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700035	Redesignated the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	February 2025
TM-24-500145	61 lot single-family residential subdivision	Approved by BCC	February 2025
WS-24-0670	Design Review for a single-family detached subdivision with waivers for accessory structure height and off-site improvements	Approved by BCC	February 2025
ZC-24-0669	Reclassified the site from the RS20 to RS3.3 zoning	Approved by BCC	February 2025
VS-24-0668	Vacated and abandoned for government patent easements, a drainage easement, and BLM right-of-way grants	Approved by BCC	February 2025
NZC-22-0045	Reclassified the site from R-E to C-1 zoning for a vehicle rental and sales facility - expunged	Approved by BCC	April 2022
VS-22-0055	Vacated and abandoned government patent easements - expired	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400117 (NZA-0277-17)	First extension of time to reclassify the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	December 2020
NZA-0277-17	Request to reclassify the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residence
South & West	Low Intensity Suburban Neighborhood (up to 5 du/ac), Mid Intensity Suburban Neighborhood (up to 8 du/ac), & Neighborhood Commercial	RS20, RS10, & RS3.3	Union Pacific Railroad Line & undeveloped
East	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0632	A zone change from RS20 to CG is a companion item on this agenda.
WS-25-0633	Waivers of development standards and a design review for a proposed restaurant and related facilities (tavern) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE KENNEDY

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSIRUT, 520 SOUTH FOURTH STREET #200, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): ZC-25-0632, WS/DR-25-0633, & VS-25-0635

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

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

Date: 10/1/2025

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: 10/22/2025 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 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-801-032

PROPERTY ADDRESS/ CROSS STREETS: RAINBOW BLVD AND GARY AVE

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and Abandonment (VS) For Detached Sidewalks and Easements.

PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS LLC (SCOTT GOLDSTEIN)

ADDRESS: 10801 WEST CHARLESTON BLVD, SUITE 170

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL: _____

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: JOE KENNEDY OR MATT NELSON - J.A.KENNEDY DEVELOPMENT COMPANY

ADDRESS: 3755 BREAKTHROUGH WAY, SUITE 250

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-405-3122

CELL: _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 S FOURTH STREET, SUITE 200

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

TELEPHONE: 702-598-1429

CELL: 702-561-7070

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 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.

Scott Goldstein
Property Owner (Signature)*

SCOTT GOLDSTEIN
Property Owner (Print)

7-17-25
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

PCC MEETING DATE

DATE

TABULARY ALIEN

DATE



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

RE: Justification Letter Vacation of Patient Easements & Right-Of-Way for APN # 176-22-801-032.

Dear Clark County Planner,

Please accept this application for a Vacation of Patient Easement in support of the Tavern project. Attached in the submittal is the vacation map with all of the details for each of the items along with the legals and exhibits for each individual vacation

The Patent Easement Vacation on interior portions of the subject project that have never been vacated as required to re-develop the site the patent was recorded in Bood 477 Inst # 384701.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over a faint, circular stamp.

Eric Rietz, P.E., P.L.S.
President

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 89120

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0633-LANDBERG LAND INVESTORS LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed restaurant and related facilities (tavern) on 0.82 acres in a CG (Commercial General) Zone.

Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise.
JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-801-032

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of required parking spaces to 25 spaces where 27 spaces are required per Section 30.04.04D (a 7% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.82
- Project Type: Restaurant and related facilities (tavern)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 4,000
- Parking Required/Provided: 27/25
- Sustainability Required/Provided: 7/6.5

Site Plan

The site plan depicts a proposed 4,000 square foot restaurant (tavern) on the southeast corner of the triangular shaped parcel, adjacent to Rainbow Boulevard. Access to the site is provided from Rainbow Boulevard via a single driveway located on the northeast corner of the property. The proposed restaurant (tavern) is set back 10 feet from the east property line (Rainbow Boulevard), 75 feet from the north property line, and 20 feet from the southwest property line. There are 25 parking spaces located immediately to the west of the proposed restaurant (tavern) and along the

north and southwest property lines. The main entrance to the restaurant (tavern) is on the west side of the building facing the parking lot. The loading zone and trash enclosure are west of the proposed restaurant (tavern), centrally located along the southwest property line.

Landscaping

Detached sidewalks and street landscaping will be provided along Rainbow Boulevard. The north and southwest sides of the property will feature the required buffering and screening per Section 30.04.02C which include landscape strips with a minimum width of 15 feet. These landscape strips contain a mix of medium and large evergreen trees spaced 20 feet on center as well as 8 foot high CMU walls. The northwest corner of the site features an additional landscape area containing medium trees and various shrubs. Lastly, the required amount of landscape finger islands and landscaping are provided throughout the parking area.

Elevations

The proposed restaurant (tavern) will feature a variable roofline and is depicted as being 28 feet high at its highest point. The elevations will feature painted stucco, decorative wood accents, glazed windows, and corrugated metal siding. The northern portion of the building is also covered by a decorative sloped standing metal seam roof.

Floor Plans

The floor plans depict a 4,000 square foot restaurant (tavern) featuring a large bar, customer seating areas, kitchen, restrooms, and a small office space.

Applicant's Justification

The applicant states that the proposed restaurant (tavern) will be a community-serving use that will draw in customers from the nearby residential areas. The applicant also states that this development complies with the Master Plan by providing opportunities for areas of low intensity retail as well as services that serve the residents of the immediate neighborhood; additionally, this project would maximize the capacities of existing infrastructure and services in the area. The proposed use will not impact the existing residential parcel to the north or the approved residential project to the south, which is separated by an existing railroad line. Finally, the applicant states that their request for a reduction in parking is minor and is being made to accommodate for the required throat depth and for additional landscaping throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700035	Redesignate the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	February 2025
TM-24-500145	61 lot single-family residential subdivision	Approved by BCC	February 2025
WS-24-0670	Design Review for a single-family detached subdivision with waivers for accessory structure height and off-site improvements	Approved by BCC	February 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0669	Reclassified the site from the RS20 zone to RS3.3	Approved by BCC	February 2025
VS-24-0668	Vacated and abandoned for government patent easements, a drainage easement, and BLM right-of-way grants	Approved by BCC	February 2025
NZC-22-0045	Reclassified the site from R-E to C-1 zoning for a vehicle rental and sales facility - expunged	Approved by BCC	April 2022
VS-22-0055	Vacated and abandoned government patent easements - expired	Approved by BCC	April 2022
ET-20-400117 (NZC-0277-17)	First extension of time to reclassify the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	December 2020
NZC-0277-17	Reclassified the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residence
South & West	Low Intensity Suburban Neighborhood (up to 5 du/ac), Mid Intensity Suburban Neighborhood (up to 8 du/ac), & Neighborhood Commercial	RS20, RS10, & RS3.3	Union Pacific Railroad Line & undeveloped
East	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0632	A zone change from RS20 to CG is a companion item on this agenda.
VS-25-0635	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

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.

Waiver of Development Standards & Design Review

Staff finds that the proposed building features multiple decorative elements on each elevation, and that the parking area and site contain more landscaping than is required by Title 30. The requested reduction in parking is minor and mainly stems from the irregular shape of the lot. Alternatively, the applicant might have been able to reconfigure the building or reduce its size in order to meet the required parking spaces. To mitigate this the applicant instead opted to provide more landscaping than was necessary, improving the site overall, as well as providing the required throat depth. For these reasons, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0151-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: JOE KENNEDY****CONTACT: LEBENE AIDAM-CHENE, BROWN, BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET #200, LAS VEGAS, NV 89101**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0632, WS/DR-25-0633, & VS-25-0635

11A

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

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

Date: 10/1/2025

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: 10/22/2025 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.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-801-032

PROPERTY ADDRESS/ CROSS STREETS: RAINBOW BLVD AND GARY AVE

DETAILED SUMMARY PROJECT DESCRIPTION

REZONING FROM RS20 (RESIDENTIAL SINGLE FAMILY-20) TO CG (COMMERCIAL GENERAL) FOR A PROPOSED RESTUARANT (FUTURE TAVERN)

PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS LLC (SCOTT GOLDSTEIN)
ADDRESS: 10801 WEST CHARLESTON BLVD, SUITE 170
CITY: LAS VEGAS STATE: NV ZIP CODE: 89135
TELEPHONE: N/A CELL: EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: JOE KENNEDY OR MATT NELSON - J.A.KENNEDY DEVELOPMENT COMPANY
ADDRESS: 3755 BREAKTHROUGH WAY, SUITE 250
CITY: LAS VEGAS STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-405-3122 CELL: EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE
ADDRESS: 520 S FOURTH STREET, SUITE 200
CITY: LAS VEGAS STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL: 702-561-7070 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.

Scott Goldstein
Property Owner (Signature)*

SCOTT GOLDSTEIN
Property Owner (Print)

7-17-25
Date

DEPARTMENT OF COMPREHENSIVE PLANNING

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PLDD	<input type="checkbox"/> SN	<input type="checkbox"/> LPL	<input type="checkbox"/> WS
<input type="checkbox"/> ADM	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SL	<input type="checkbox"/> TL	<input type="checkbox"/> WS	<input type="checkbox"/> ZI
<input type="checkbox"/> AHS	<input type="checkbox"/> DR	<input type="checkbox"/> FLP	<input type="checkbox"/> SUP	<input type="checkbox"/> TFI	<input type="checkbox"/> WU	<input type="checkbox"/> OTHER

APPROVED BY:

ACCEPTED BY:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

August 14, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: Landberg Land Investors LLC
Justification Letter- Revision-2 - Rainbow Boulevard & Gary -
Zone Change: Residential Single Family (RS20) zoning to Commercial General
(CG) Zoning:
Waiver of Development Standards: Reduce Parking:
Design Reviews: Restaurant and Alternative Entry Location:
Assessors' Parcel Number: 176-22-801-032

To Whom It May Concern:

On behalf of our Client, J. A. Kennedy Development Company, we respectfully submit this application package for a proposed Zone Change application package from Residential Single Family (RS20) zoning to Commercial General (CG) zoning for a proposed commercial development consisting of a restaurant building (future tavern) on a 0.82 acre parcel.

The proposed project is located on the west side of Rainbow Boulevard and 330 feet south of Gary Avenue. The parcel is a total of 0.082 acres. The current zoning of the site is RS20 with a Master Plan designation of Neighborhood Commercial (NC) within the Enterprise Town Board Planning Area. Adjacent to the north, is a developed single family parcel zoned RS20 and designated Neighborhood Commercial (NC) in the Master Plan and undeveloped parcels zoned RS20 and designated (RN) in the RNP overlay. Farther north are other developed and undeveloped parcels zoned CG and RS20 and designated as NC and RE (Ranch Estates Neighborhood in the Master Plan. South, across the existing railroad track and drainage easement are undeveloped parcels zoned RS20, RS10 and R3. and designated in in the Master Plan as NC, (MN) Mid-Intensity Suburban Neighborhood and (LN) Low Intensity Suburban Neighborhood, respectively. Immediately east are undeveloped parcels zoned RS20 and designated NC in the master plans with undeveloped parcels farther east zoned RS20 and designated RN within the RNP overlay. West across Rainbow Boulevard are developed and undeveloped parcels zoned (IP) Industrial Park and designated BE (Business Employment) in the Master Plan.

Project Description:

The proposed commercial is for 4,000 square foot (restaurant) building located on the east side of the site along the Rainbow Boulevard Frontage of the site. Access to the site is from Rainbow Boulevard on the northeastern portion of the site. The throat depth is 32 feet 2 inches on the north side of the driveway and 76.5 feet on the south side of the driveway. A total of 35 parking

spaces are provided, where 26 parking spaces are required which exceeds the 15 % increase allowed per Code. Two (2) handicap accessible spaces are provided where one (1) is required; and four (4) bicycle spaces are provided as required by Code. A trash enclosure is provided west of the building. The required loading area is located south of the building. An Up to eight (8 foot) high block walls are provided along the north property line and along portions of the south property line.

Elevations:

The building is up to 28 feet high to the top of the parapet. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include painted EIFs, painted metal panels, shade awnings, decorative wood panel accents doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors in shades of grey, brown, and yellow.

Floor Plans:

The plan show a 4,000 space showing a lobby with entry furnishing and office. The remaining floor area is divided into a kitchen and prep area, game, bar and restaurant areas and bathrooms.

Landscaping:

Proposed 15 foot wide area with a detached sidewalk is provided along Rainbow Boulevard. Proposed 10 foot wide area landscape areas are proposed wide minimum are provided along the north and south property lines.

Signage is not a part of the Application:

The following are the required applications for the project:

Conforming Zone Change:

A Zone Change from (RS20) zoning to Commercial General (CG) zoning for a proposed commercial development with four buildings for the following uses: office/retail building, a restaurant and two fast food restaurants.

Justification:

The request is for a conforming Zone Change to CG zoning which complies with the Master Plan designation for the site as Neighborhood Commercial (NC) for the Enterprise Planning area. The existing zone and master planned areas surrounding this site makes the requested use compatible with the area.

The proposed zone change application is justified because the site fronts Rainbow Boulevard and is designated to allow a neighbor serving commercial uses. The proposed CG zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity retail; services and offices uses that serve the residents of the immediate neighborhood. This area

is under development, and the required public services and infrastructure are either constructed or under construction to serve both residential and commercial uses in the area. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development. The project complies to the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-2.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This project will not impact the existing residences to the north and the approved residential developments to the south or the undeveloped RN/RNP parcels to the west.

The proposed commercial use is a community serving use with customers drawn from the immediate area. This use is on a site in an area that is developed to the east and is in transition with an approved residential development to the south and commercial and industrial uses in the immediate area. The proposed project fulfils the growth management requirements by developing on this site and maximizing the capacities of existing infrastructure and services. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development. The project complies to the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-2.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This project will not impact the existing residential development parcel to the north or the approved residential development to the south which is located across an existing railroad line and drainage easement/channel.

Waiver of Development Standards:

Reduce on-site parking to 25 spaces where 27 spaces are required. (30.04.04).

Justification:

This request is necessary to comply with both landscaping requirements to comply with screening and buffering requirements and throat depth requirements. The site has an irregular shape which makes it difficult to meet all the requirements. Since there is only one use on the site the decision to reduce the parking and provide that required throat depth was more important to ensure no impact to Rainbow Boulevard, which is major arterial with high volumes of traffic. The reduction in parking, which is for two spaces, will not impact the use or site.

Design Reviews:

- 1. A Restaurant.**

2. **Allow the entry on the west side of the building where required on the east side of the building along Rainbow Boulevard. 30.04.05**

Justification:

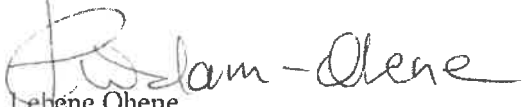
The design for this particular brand is to provide an entry that faces the interior of the site. The design of the building includes architectural features and that enhance the east side of the building facing Rainbow Boulevard and will enhance the frontage of the street frontage. Additionally, the building is placed in close proximity street frontage. That coupled with the design elements on the east elevation of the building accomplish the same intent as the Code requirement.

We appreciate your review of this application and look forward to your comments to proceed with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebéne Ohene
Land Use and Development Consultant

ENTERPRISE TAB BUDGET REQUESTS 2025-2026

Enterprise's need for multiple County facilities and services

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

Rapidly Increasing Population

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

Residential uses are increasing rapidly

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

Significant connectivity barriers

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

Other factors

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

Budget Requests by Category

The requested priority is listed within each category

County Major Facilities

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

Priority #1: Enterprise Community Center

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

Priority #2: Enterprise Senior Centers

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

Priority #3: Aquatic Facilities

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

Parks/RPM

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

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

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

Parks/RPM Continued

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

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

Advanced Planning

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

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

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

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

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

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

Public Works

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

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

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

- Valley View Blvd is mostly a two-lane road currently.
- RTC diagram 2 44,12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternat north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Vally View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

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

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

Public Works Continued

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

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

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

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

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

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

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

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

Public Works Continued

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

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

