



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

December 30, 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 December 10, 2025. (For possible action)
- IV. Approval of the Agenda for December 30, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **VS-25-0816-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Placid Street, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Windmill Lane located between Placid Street and Fairfield Avenue; a portion of right-of-way being Placid Street located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Fairfield Avenue located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/my/cv (For possible action) **01/20/26 PC**
2. **DR-25-0823-BDA NORTH, LLC:**
DESIGN REVIEW for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action) **01/21/26 BCC**
3. **WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:**
WAIVER OF CONDITIONS of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/kh (For possible action) **01/21/26 BCC**
4. **SDR-25-0829-WT ML WARM SPRINGS, LLC**
SIGN DESIGN REVIEW to modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action) **01/21/26 BCC**
5. **ZC-25-0812-WICO PROPERTIES, LLC SERIES A:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **01/21/26 BCC**

6. **VS-25-0813-WICO PROPERTIES, LLC SERA:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Arville Street and Hinson Street located between Arville Street and Hinson Street within Enterprise (description on file). JJ/jud/cv (For possible action) **01/21/26 BCC**
7. **UC-25-0814-WICO PROPERTIES, LLC SERA:**
USE PERMITS for the following: **1)** outdoor storage and display; and **2)** a caretaker unit.
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEWS for the following: **1)** proposed outdoor storage and display and **2)** a proposed office with a caretaker unit on 1.25 acres in a IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Arville Street and north of Richmar Avenue within **01/21/26 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: January 14, 2026.

- 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

December 10, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov EXCUSED Jayson Dagher 702-455-6488 Jayson.dagher@clarkcountynv.gov 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.

Steven DeMerritt, 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 Date (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for November 25, 2025.

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:
2. TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:
5. VS-25-0781-CLARK BUILDINGS, LLC:
6. WS-25-0780-CLARK BUILDINGS, LLC:

7. ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:
8. VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:
9. WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None

VI. Planning & Zoning

1. **WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area.
DESIGN REVIEW for a single-family residential development on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **01/06/26 PC**

Motion by Barris Kaiser

Action: **APPROVE**: Waivers of Development Standards # 1; terrace any combination of retaining and decorative wall exceeding 9 ft.

DENY: Waivers of Development Standards #s 2 and 3

DENY: Design Review

ADD Public Works - Development Review condition.

- Eliminate radius transition from public to private road on Cougar Ave.

Per staff if approved conditions

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

2. **TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:**
TENTATIVE MAP consisting of 41 single-family lots and common lots on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **01/06/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

3. **DR-25-0783-RICHMAR 13, LLC:**
DESIGN REVIEW for alternative yards in conjunction with a previously approved single-family residential subdivision on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Richmar Avenue and west of Rosanna Street within Enterprise. JJ/mh/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE**: Design Review:

Per staff conditions

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

4. **UC-25-0794-DAG HOLDINGS, LLC:**
USE PERMIT for a batch plant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height;; 2) waive full off-site improvements; 3) reduce throat depth; and 4) permit existing driveways where commercial curb return driveways are required.
DESIGN REVIEW for a batch plant and associated accessory structures on 5.00 acres in an IL (Industrial Light) Zone. Generally located south of Richmar Avenue and east of Redwood Street within Enterprise. JJ/mh/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE**: Use Permit:

APPROVE: Waivers of Development Standards #s 1, 2, 3 and 4

APPROVE: Design Review

CHANGE Public Works - Development Review bullet point #1 to read 3- year review for offsite Improvements and add Waiver for off-site improvements for Geary Avenue pending 3-year review

Per staff if approved conditions.

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

5. **VS-25-0781-CLARK BUILDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and Jones Boulevard and Westwind Road; and a portion of a right-of-way being Jones Boulevard located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/bb/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **WS-25-0780-CLARK BUILDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 2.12 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Cougar Avenue within Enterprise. JJ/bb/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:**
ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located east of Parvin Street (alignment) and south of Loretta Lane within Enterprise (description on file). MN/al (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

8. **VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:**
VACATE AND ABANDON easements of interest to Clark County located between Loretta Lane and Barbara Lane (alignment), and Rivero Street (alignment) and Parvin Street (alignment) within Enterprise (description on file). MN/rr/kh (For possible action) **01/07/26 BCC**

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

9. **WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; 2) reduce street landscaping; 3) reduce parking area landscaping; and 4) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 5.00 acres in an RM50 (Residential Multi-Family 50) Zone.
Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/rr/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut
Action: **APPROVE**: Waivers of Development Standards # 1, 3 and 4
WITHDRAWN: Waivers of Development Standards #2 by the applicant
APPROVE: Design Review
ADD Comprehensive Planning conditions

- Install a second elevator in each building
- Install 1 EV handicap parking spot by the western building

DELETE Public Works - Development Review bullet # 5
Per staff if approved conditions
Motion **PASSED** (4-1) / **NAY** - Kaiser

VII. General Business:

1. None

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 December 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by
Action: **ADJOURN** meeting at 7:26 p.m.
Motion **PASSED** (5-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0816-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Placid Street, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Windmill Lane located between Placid Street and Fairfield Avenue; a portion of right-of-way being Placid Street located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Fairfield Avenue located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/my/cv (For possible action)

RELATED INFORMATION:**APN:**

177-09-810-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The applicant is seeking to install detached sidewalks and therefore needs to vacate 5 feet of rights-of-way to accomplish this. They are also seeking to vacate existing pedestrian access easements as they are no longer needed due to the driveway locations changing. New pedestrian access easements will be dedicated appropriately in accordance with the new driveway locations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0120	Use permit, waiver of development standards, and design review for outdoor storage of vehicles	Approved by BCC	April 2025
VS-23-0208	Vacated and abandoned patent easements	Approved by BCC	August 2023
ZC-23-0207	Reclassified the site from CRT to C-1 for a convenience store, gas station, restaurants, and retail buildings	Approved by BCC	August 2023
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
WS-1940-05	Office complex development with reduced parking - expired	Approved by BCC	January 2006
TM-0378-05	1 lot commercial subdivision	Approved by PC	August 2005
ZC-0135-04	Reclassified the site from R-E to CRT for an office complex	Approved by BCC	April 2004

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of the pedestrian access easement that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINGREE 2000 REAL ESTATE HOLDINGS, LLC

CONTACT: PATCHETT DESIGN GROUP, 2655 S. RAINBOW BOULEVARD, SUITE 310, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): VS-25-0816

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 12/31/25

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. 01/20/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

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

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

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

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

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101358ASSESSOR PARCEL #(s): 177-09-810-001PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Placid Street

DETAILED SUMMARY PROJECT DESCRIPTION

This project proposes one commerical rent-a-car building, with proposed utilities, onsite paving, and associated grading as well as vacating public right-of-way.

PROPERTY OWNER INFORMATION

NAME: Pingree 2000 Real Estate Holdings LLCADDRESS: 600 Corporate Park DriveCITY: St. LouisSTATE: MOZIP CODE: 63105TELEPHONE: 314.512.5000

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Enterprise Leasing Company West LLCADDRESS: 88 E Warm Springs RoadCITY: Las VegasSTATE: NVZIP CODE: 89119TELEPHONE: 610.637.9206

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Patchett Design GroupADDRESS: 2655 S Rainbow Blvd, Suite 310CITY: Las VegasSTATE: NVZIP CODE: 89146TELEPHONE: 702.357.1553

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

By: Susan Hansard

Property Owner (Signature)*

Susan Hansard, Manager

Property Owner (Print)

10/16/2025

Date



September 3, 2025

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

Subject: Right-of-Way Vacation Justification Letter for the Enterprise Windmill Project
PW: 25-14223

To Whom it May Concern:

On behalf of our client and property owner, Windmill & Placid LLC, we are respectfully requesting to abandon an approximately 5-foot-wide right-of-way easement and pedestrian access easement for the above-referenced project.

Clark County Public Works has requested for detached sidewalk to be installed; therefore, we are requesting to vacate 5 feet of right-of-way to accommodate this request. Additionally, we are requesting to vacate an existing pedestrian access easement. Due to the driveway locations changing, this easement is no longer necessary. New pedestrian access easements will be dedicated appropriately in accordance with the new driveway locations.

We hope this description helps CCPW understand the request. We thank you in advance for your time and consideration on this matter. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0823-BDA NORTH, LLC:

DESIGN REVIEW for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-612-002; 177-18-612-003

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.08
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30 (proposed vehicle wash)/12 (proposed vacuum canopies)
- Square Feet: 4,976 (proposed vehicle wash)
- Parking Required/Provided: 9/9 (proposed vehicle wash)/21/54 (entire site)
- Sustainability Required/Provided: 7/7.5

History & Site Plan

In September of 2018, APN 177-18-612-002 (the northern parcel) was approved for a gasoline station and convenience store via ZC-18-0513, with a proposed future commercial building on APN 177-18-612-003 (the southern parcel). The Notice of Final Action (NOFA) for ZC-18-0513 had a condition that required a design review as a public hearing for substantial changes to the approval. Additionally, a separate condition on the aforementioned NOFA required a design review as a public hearing for the future commercial building. These 2 conditions dictate that a design review for the proposed vehicle wash on APN 177-18-612-003 is required.

The site plan depicts a proposed vehicle wash on the northeast corner of Wigwam Avenue and Arville Road that will be in conjunction with an existing gasoline station and convenience store on the APN 177-18-612-002 to the north of the site. The proposed facility will be located on

APN 177-18-612-003 and will replace existing parking spaces and undeveloped land. Access to the site will be provided via 2 existing commercial driveways; 1 driveway is located in the southeast corner of the site on Wigwam Avenue, while the other is a shared driveway located in the northwest corner of the site on Arville Street. The vehicle wash will also be accessible from existing drive aisles for the gasoline station and convenience store to the north. The vehicle wash building will be located 15 feet from the southern property line (Wigwam Avenue), 57 feet from the west property line (Arville Street), 113 feet from the east property line, and 111 feet from the north property line. Customers will enter the vehicle wash via 2 stacking lanes near the northeast corner of the site, traveling counterclockwise in an internal drive aisle until they reach the entrance of the building. With this development, there will be 21 spaces required on site; there are 103 spaces currently spread throughout the site, however that number will be reduced to 54 parking spaces once the vehicle wash is built. There are also proposed vacuum areas between the stacking lanes and the vehicle wash building, and along the eastern property line as well.

Landscaping

The landscape plans depict an existing detached sidewalk along Arville Street and Wigwam Avenue, with some existing landscaping along Wigwam Avenue to the south. The plans depict the addition of street landscaping along Arville street, comprise of large trees, shrubs, and groundcover. Extra street landscaping is to be planted along Wigwam Avenue as well, with large trees, shrubs, and groundcover being added to the existing street landscaping in order to meet Title 30 standards. Landscaping consisting of large trees, shrubs, and groundcover is also provided throughout the site.

Elevations

The proposed vehicle wash is depicted as being a maximum of 30 feet high with a variable roofline. Each of the four building faces will feature decorative architectural construction materials, such as faux stone veneer, painted stucco panels, glazed storefront windows, and painted aluminum canopies. Mention the height of the vacuum canopies.

The vehicle vacuums provided alongside the vehicle wash service will be a maximum of 9 feet high, and are constructed of metal. There are also 12 foot high material canopies over all of the vacuum areas.

Floor Plans

The plan depicts a 4,976 square foot vehicle wash tunnel building that runs west to east containing standard vehicle washing machinery. The building also contains office space, an employee break room, a storage area, and a restroom.

Applicant's Justification

The applicant states that the proposed vehicle wash will service personal vehicles and excludes commercial vehicles and watercraft. The applicant also states that no waivers are required for this application, and that the project meets or exceeds the requirements of Title 30. Finally, the applicant notes that their project will exceed the requirements for sustainability, noting that the building will be oriented to the north to minimize sunlight exposure and will be equipped with a cool roof.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0241	Design review for signage and lighting related to a previously approved gas station and convenience store	Approved by BCC	July 2021
ZC-18-0513	Zone change, waiver, and design review for a gas station and convenience store	Approved by BCC	September 2018
TM-18-500123	Tentative map for a 1 lot commercial subdivision	Approved by BCC	September 2018
UC-0660-04	Use permit and design review for a gas station, convenience store, and vehicle wash - expired	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (up to 18 du/ac)	CG	Shopping center
South	Neighborhood Commercial	CG & H-2 (AE-60)	Undeveloped
East	Entertainment Mixed-Use (up to 18 du/ac)	H-2 (AE-60)	Undeveloped
West	Corridor Mixed-Use (up to 18 du/ac)	CG	Gasoline station & convenience store

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**

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

The pad site was originally approved for a commercial building, and staff finds that the proposed vehicle wash currently being proposed is a similar use that will bring a comparable amount of customers to the area. Furthermore, staff notes that there are no waivers associated with this request; the proposed development complies with all standards set forth in Title 30, which lends itself to the notion that this project should have a positive impact on the surrounding area. For these reasons, staff can support this request.

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 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.

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)

- 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 #0310-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0823

2A

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

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

Date: 12/30/2025

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: 1/20/2026 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: NA Time: NA

Location: NA

Staff reports: NA

<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
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # . APR-25-101171

ASSESSOR PARCEL #(s): 177-18-612-003

PROPERTY ADDRESS/ CROSS STREETS: Arville Street / Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for proposed vehicle wash.

PROPERTY OWNER INFORMATION

NAME: BDA South, LLC

ADDRESS: 2774 Athens ridge Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702 929 5742 CELL 702 929 5743

APPLICANT INFORMATION (information must match online application)

NAME: Westwood Professional Services

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 7022845300

CELL

ACCELA REFERENCE CONTACT ID # Ref # 131791

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118


TELEPHONE: 7022845300

CELL

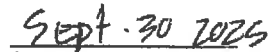
ACCELA REFERENCE CONTACT ID # Ref # 131791

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

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


Property Owner (Signature)*


Property Owner (Print)


Date

Clean Freak Car Wash at Blue Diamond and Arville

October 14, 2025
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Justification Letter for Design Review Application
(1.08+/- acres; APN: 177-18-612-003)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, BDA South, LLC, respectfully submits this justification letter with an application for a Design Review application of the proposed commercial development consisting of a vehicle wash.

Parcel Description

The subject 1.08-acre parcel located within Clark County Jurisdiction near the southeast corner of Blue Diamond Road and Arville Street intersection. The parcel is within the Commercial General (CG) zoning and Entertainment Mixed-Use (EM) planned land use. The parcel is bounded by Arville Street (80' public ROW) to the west; Wigwam Avenue (70' public ROW) to the south; parcel APN 177-18-612-002 (same owner, zoning and land use) to the north; and parcel APN 177-18-602-027 to the east (also within the EM land use).

Site Design

The project site is the development of a 4,976 SF car wash facility on an existing parcel that was previously graded and partially paved as part of the improvement plans for northerly adjacent Circle-K gas station (HTE# PW19-19563). The car wash provides service for personal automobile vehicles, and excludes commercial fleet vehicles, recreational vehicles, watercrafts, etc.

The project is proposed to be constructed as one phase. Access to the site is provided by the two existing ingress/egress driveways, one on Arville Street and the other on Wigwam Avenue. Since the entrance driveways are existing, only minor revision to the Arville Street entrance is required.

Since all public right-of-way (ROW) dedications and standard public easements (utility and access) are in place per the Circle-K improvement plans, the project only proposes the dedication of one 6'x6' fire hydrant easement and one 15'x21' LVVWD meter easement adjacent to the Arville and Wigwam ROW, respectively. The project will also replace the existing pedestrian access easement (PAE) at the Arville entrance with an updated PAE to align with the entrance revision.

The project site design meets or exceeds the current Title 30 development code and seeks no waiver of standards.

Parking and Stacking

7 parking stalls are required specifically for the car wash (Title 30.04-2, please refer to SP-1 for parking requirement breakdown). 9 total parking stalls have been provided, with 1 ADA accessible stall included. ADA parking stall has adjacent access to the building. The total final parking count complies with current Title 30.04-2 maximum overage of 15%, no parking waiver is required.

Landscape

Improvements to the landscaping meets or exceeds the Title 30 to provide more trees with water efficient planting. The plans provide coverage for 86% of the paved parking area and have met or exceeded the Title 30 landscape requirement and seek no waiver of standards.

Architecture

The planned architecture for the project includes a one-story building of 4,976 SF with overall height of 30'-0". The building is oriented due north to provide less exposure to light include construction of "cool roofs" with shade structures at the entrance and windows and the vacuum/drying service bays. And while the carwash ingress overhead door faces Arville Street, the enhanced landscape with medium sized trees will screen its visibility from the public ROW. Building design meets or exceeds the architectural and setback requirements per the current Title 30.

Overall, the project exceeds the minimum 7 points for sustainability (7.5 provided).

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Thai Tran, PE
Project Manager
CC: Tanya Steadham, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:

WAIVER OF CONDITIONS of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone.

Generally located south of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-115-002

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 95 Warm Springs Road
- Site Acreage: 0.9
- Project Type: Waiver of condition for the approved signage

History & Request

The plan depicts an existing cannabis retail store approved in August of 2020 by UC-20-0288 along with an existing double-faced illuminated freestanding sign approved in May 2025 via SDR-25-0269. The freestanding sign is located west of the driveway on Warm Spring Road, on the northwest corner of the site. Furthermore, the actual faces of the freestanding sign are oriented east and west and the sign is set back 10 feet from the north property line (adjacent to Warm Springs Road), 10 feet from the west property line, and 232 feet from the shared residential property line to the south.

The applicant is now requesting to waive the condition added to the Notice of Final Action from SDR-25-0269 that requires trees to be planted south of freestanding sign to screen chase lighting from residential development to the south. The applicant would like the 2 existing trees to remain and to plant a third tree.

Signage

The approved freestanding sign is designed has 2 vertically aligned cabinets which contain various designs for the same business. The top cabinet is 93 square feet and mimics the historic 'Welcome to Las Vegas' sign. It also features the company's logo and a chase of 190 chasing lightbulbs around the outside of the cabinet. The bottom cabinet is 20 square feet, internally illuminated, and advertises a drive-thru for the business.

Previous Conditions of Approval

Listed below are the approved conditions for SDR-25-0269

Comprehensive Planning

- Trees to be planted south of freestanding sign to screen chase lighting from residential development to the south;
- 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

- 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.
- 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.
WAIVER OF DEVELOPMENT STANDARDS #2B WAS WITHDRAWN.

Applicant's Justification

The applicant states that they have met the originally imposed condition because 2 trees were planted in the landscape area south of the freestanding sign where only 1 tree was originally approved. The applicant also states that the trees will continue to screen additional lighting as they mature over time, and that they are willing to plant an additional 36-inch box tree in addition to the two trees already in place. Finally, the applicant states that their sign is over 200 feet from the nearest residential development, and that the homes to the south do not have windows facing the sign in question.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0269	Sign design review for sign height and electronic animation (chase lighting)	Approved by BCC	May 2025
ET-24-400107 (UC-20-0288)	Second extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2024
ADR-24-900631	Façade changes to modify previously approved elevations	Approved by ZA	October 2024
ADR-23-900676	Drive-thru in conjunction with a cannabis establishment (retail cannabis store)	Approved by ZA	January 2024
ET-22-400108 (UC-20-0288)	First extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2022
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment (retail cannabis store) - expired	Approved by ZA	December 2020
UC-20-0288	Retail cannabis establishment (retail cannabis store) and design review for new construction	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expired	Approved by ZA	October 2019
TM-19-500171	Commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Harry Reid Airport rental car center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG	Office & retail development
West	Neighborhood Commercial	CG (AE-60)	Vehicle rental

Related Applications

Application Number	Request
SDR-25-0829	A sign design review for an existing freestanding sign is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Staff finds that the condition to install additional or mature landscaping was added by the Board of County Commissioner to lessen the potential visual impact of the chase lighting on the residences to the south. In this case, the landscaping that was added to the site does not currently screen the residences from the light emitted by the freestanding sign and therefore does not meet the intent of the Board's approval. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLEAR RIVER, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-25-400127

XXA

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

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

Date: 12/10/2025

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/7/2026 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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BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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Marley P. Robinson Justice Court &
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MOAPA VALLEY

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Moapa Valley Community Center
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101767

ASSESSOR PARCEL #(s): 177-09-115-002

PROPERTY ADDRESS/ CROSS STREETS: 95 Warm Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of condition for an approved sign (SDR-25-0269)

PROPERTY OWNER INFORMATION

NAME: WTML Warm Springs, LLC

ADDRESS: 11639 Stardust Drive

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000

STATE: NV ZIP CODE: 89135

APPLICANT INFORMATION (information must match online application)

NAME: Clear River, LLC

ADDRESS: 10777 Twain Avenue, #216

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 STATE: NV ZIP CODE: 89135

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

TELEPHONE: 702-792-7000 CELL 702-792-7048 STATE: Nevada ZIP CODE: 89135

ACCELA REFERENCE CONTACT ID # 164674

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

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

KAEMPFER

CROWELL

BOB GRONAUER
bgronauer@kcnvlaw.com
D: 702.792.7052

October 30, 2025

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter – WT ML Warm Springs, LLC
Waiver of Condition Re: SDR-25-0269
APN: 177-09-115-002

To Whom It May Concern:

Please be advised our office represents WT ML Warm Springs, LLC (the “Applicant”) in the above-referenced matter. By way of background, on May 21, 2025, the Board of County Commissioners (the “BCC”) approved SDR-25-0269 allowing for signage including a 25-foot-tall freestanding electronic sign with animation for chasing lights on property located at the south side of Warm Springs Road and east of Haven Street. The property is more particularly described as APN: 177-09-115-002 (the “Site”). One of the conditions of approval requires:

Trees to be planted south of freestanding sign to screen chase lighting from residential to the south

The Applicant has planted two (2) trees on the south side of the freestanding sign. The trees are approximately 6-feet in height and will continue to increase in height as they mature. The Applicant is requesting clarification or a modification of the above-mentioned condition to allow the existing two (2) trees to remain. The Applicant will plant a third tree which will be a thirty-six-inch (36”) box tree. With the addition of the thirty-six-inch (36”) box tree, the Applicant believes the intent of the condition has been satisfied for the following reasons:

- The trees are planted at the correct location.
- The trees will continue to grow and mature.
- The freestanding sign is over 200-feet north of the residential development to the south.
- The existing residential homes do not have windows facing north towards the freestanding sign.
- The freestanding sign is oriented east-west along Warm Springs Road and does not face the residential development to the south.

Conversely, if the Applicant has not satisfied the condition of approval, then the Applicant is requesting to modify the condition for the above-mentioned reasons. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Bob Gronauer". The signature is written in a cursive, flowing style.

Bob Gronauer

RJG/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0829-WT ML WARM SPRINGS, LLC

SIGN DESIGN REVIEW to modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-09-115-002

SIGN DESIGN REVIEW:

Allow illuminated signs to not be on a timer and to be active between the hours of 10:00 p.m. and 6:00 a.m. where not permissible per Section 30.04.06I.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 95 Warm Springs Road
- Site Acreage: 0.9
- Project Type: Cannabis retail store signage
- Sign Height (feet): 25 (existing freestanding sign)
- Square Feet: 113 (existing freestanding sign)

Site Plan

The plan depicts an existing cannabis retail store approved in August of 2020 by UC-20-0288 along with an existing double-faced illuminated freestanding sign approved in May 2025 via SDR-25-0269. The freestanding sign is located west of the driveway on Warm Spring Road, on the northwest corner of the site. Furthermore, the actual faces of the freestanding sign are oriented east and west and the sign is set back 10 feet from the north property line (adjacent to Warm Springs Road), 10 feet from the west property line, and 232 feet from the shared residential property line to the south.

Sign Plan & Request

The existing freestanding sign has 2 vertically aligned cabinets which contain various designs for the same business. The top cabinet is 93 square feet and mimics the historic 'Welcome to Las

Vegas' sign. It also features the company's logo and a chase of 190 chasing lightbulbs around the outside of the cabinet. The bottom cabinet is 20 square feet, internally illuminated, and advertises a drive-thru for the business.

The applicant is requesting to allow the existing illuminated freestanding sign to remain on between the hours of 10:00 p.m. and 6:00 a.m. when adjacent to an area subject to residential adjacency to the south.

Landscaping

No changes to the previously approved landscaping are proposed or required with this request.

Applicant's Justification

The applicant states that the sign is located within a commercially zoned parcel which sits along a busy right-of way. The applicant also states that the sign faces east and west, not south towards the adjacent residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0269	Sign design review for cannabis retail store signage	Approved by BCC	May 2025
ET-24-400107 (UC-20-0288)	Second extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2024
ADR-24-900631	Façade changes to modify previously approved elevations	Approved by ZA	October 2024
ADR-23-900676	Drive-thru in conjunction with a cannabis establishment (retail cannabis store)	Approved by ZA	January 2024
ET-22-400108 (UC-20-0288)	First extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2022
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment (retail cannabis store) - expired	Approved by ZA	December 2020
UC-20-0288	Retail cannabis establishment (retail cannabis store) and design review for new construction	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expired	Approved by ZA	October 2019
TM-19-500171	Commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Harry Reid Airport rental car center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG	Office & retail development
West	Neighborhood Commercial	CG (AE-60)	Vehicle rental

Related Applications

Application Number	Request
WC-25-400127 (SDR-25-0269)	A waiver of conditions for SDR-25-0269 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.

While staff acknowledges the distance between the existing freestanding sign and the residential development to the south, staff has received complaints from the residents that the chase lighting is a nuisance in the area. Staff would be supportive of this application if more landscaping was installed along the southern property line or in the landscape area immediately south of the freestanding sign, but as of now staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLEAR RIVER, LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SDR-25-0829

4A

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

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

Date: 12/30/2025

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: 1/21/2026 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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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101767

ASSESSOR PARCEL #(s): 177-09-115-002

PROPERTY ADDRESS/ CROSS STREETS: 85 Warm Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for an approved sign (SDR-25-0269) to allow sign to remain on after 10pm

PROPERTY OWNER INFORMATION

NAME: WTML Warm Springs, LLC

ADDRESS: 11639 Stardust Drive

CITY: Las Vegas

TELEPHONE: 000-000-0000

CELL 000-000-0000

STATE: NV

ZIP CODE: 89135

APPLICANT INFORMATION (information must match online application)

NAME: Clear River, LLC

ADDRESS: 10777 Twain Avenue, #215

CITY: Las Vegas

TELEPHONE: 000-000-0000

STATE: NV

ZIP CODE: 89135

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

TELEPHONE: 702-792-7000

STATE: Nevada

ZIP CODE: 89135

CELL 702-792-7046

ACCELA REFERENCE CONTACT ID # 164674

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

November 14, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

***Re: Justification Letter – Sign Design Review for Hours
APN: 177-09-115-002***

To Whom It May Concern:

Please be advised this office represents Clear River, LLC, the Applicant in the above-referenced matter (hereinafter the “Applicant”). The Applicant is requesting a design review for its marijuana dispensary signage. The establishment is located south of Warm Springs Road and east of Haven Street, more particularly described as APN: 177-09-115-002 (the “Site”). By way of background, the dispensary was approved via UC-20-0288 with a condition requiring a review of signage. In May 2025 the Board of County Commission (“BCC”) approved a sign design review (SDR-25-0269).

The Applicant is requesting to allow the approved illuminated signs to be on/active between 10 PM and 6 AM. Pursuant to Title 30.04.06I(7), illuminated signs should be on a timer with illumination ceasing between 10 PM and 6 AM. The Applicant is requesting the signs remain illuminated. The Site is located within a CG zoned district along the busy commercial corridor of Warm Springs Road. The majority of the signs face north towards Warm Springs Road or east and west towards existing commercial developments. No signs face south towards the residential.

The proposed signage is appropriate for the Site and consistent with surrounding area and will complement the design aesthetic of the Site.

Thank you in advance for your consideration of this application. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0812-WICO PROPERTIES, LLC SERIES A:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-19-701-017

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for an outdoor storage yard with a small office/warehouse. According to the applicant, the request will bring the zoning district into compliance with the current Land Use designation of Business Employment. Furthermore, the project will be compatible with the surrounding area and the Nevada National Guard facility located directly to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS20 (AE-60)	Undeveloped
West	Public Use	P-F (AE-60)	National Guard armory site

Related Applications

Application Number	Request
UC-25-0814	A use permit, waiver of development standards, and design review for an outdoor storage yard with an office and caretaker unit is a companion item on this agenda.
VS-25-0813	A vacation and abandonment of 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 IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the proposed Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards more industrial and warehouse oriented uses based on the Airport Environs and the Nevada Nation Guard armory site. Reclassifying the RS20 zoning on the property to IP will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IP.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WICO PROPERTIES LLC, SERIES A

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): ZC-25-0812/VS-25-0813/UC-25-0814

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 12/30/25

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. 01/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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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
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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

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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

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8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
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 10/1/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-19-701-017

PROPERTY ADDRESS/ CROSS STREETS: NE corner Arville/W Richmar Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Vacation of Patent Easements accompanying other zoning applications for ZC, DR &WS

PROPERTY OWNER INFORMATION

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia Inc. c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Suite 210

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: 702-435-9909 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Carlos Aldrete
Property Owner (Print)

8/13/25
Date



September 16, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Zone Change from RS-20 to IP
Richmar & Arville APN: 177-19-701-017

Dear Sami:

On behalf of our client, WICO Properties LLC, please accept the attached justification letter and accompanying documents for a Zone Change for APN 177-19-701-017 from Residential Single Family 20 District (RS-20) to Industrial Park (IP). The subject site consists of a single parcel of approximately 1.25 +/- acres.

The subject site has a Land Use designation of Business Employment (BE) and a zoning designation of RS-20. The sites to the north, east and south also have B-E land use with an RS-20 zoning designation and are undeveloped. The parcel to the west across Arville has a Public Use (PU) land use designation. It has a zoning designation of Public Facilities (PF) and is the base for the Nevada Army National Guard.

ZONE CHANGE

A zone change is requested for APN 177-19-701-017 from the current Residential Single Family 20 District (RS-20) to Industrial Park (IP). The request for IP conforms to the Business Employment Land Use.

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The proposed zone change is consistent with the Master Plan. The IP district is compatible with the underlying Land Use designation of BE. The BE land use anticipates light-industry and small-scale commercial services and service-commercial uses such as the Office use proposed in the accompanying applications. More Specifically it is consistent with the following:

Policy 5.5.1 Designated Employment Areas- This encourages maintaining designated employment area to prevent encroachment from potentially incompatible uses. This use is compatible with the Nevada Army Reserve Base and industrial site to the west.

Policy 6.1.2 Balanced Mix of Uses- This policy encourages a mix of uses to support a balance of jobs and housing while evaluating uses to avoid unintended conflicts. This project will be compatible with the Base and with other light industrial or commercial uses anticipated by the BE designation or serve as a buffer to less intense uses if the land use were to change.

Policy 6.1.4 Compact Development- This policy encourages compact and efficient development. The proposed project would develop a currently vacant lot that has existing infrastructure in proximity.

- ii. The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.
The proposed project complies with the applicable standards except as



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

otherwise stated. A waiver to allow a maximum 4' high retaining is requested where 3' is the maximum to allow the site to be leveled so to allow for appropriate drainage from the site to the street.

- iii. The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

There are no prior zoning or land use approvals for the site. The proposed project shall be consistent with the public improvements as required by Title 30.

- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

An FAA Determination shall be submitted for approval prior to the final approval being received if required.

- (2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

The project site as well as those surrounding it have a land use designation of BE. The Master Plan anticipates that this area will be developed with light industrial, small-scale commercial services and service-commercial uses such as the one proposed. The properties to the north, east and south are vacant, however given the proximity to the Army Reserve Base to the immediate west, these types of uses would be appropriate. To the other south and west of the Army Reserve Base are existing industrial buildings. As such, the request is compatible in terms of density and intensity with the surrounding area.

- (3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- ***N/A***

SUMMARY JUSTIFICATION:

The proposed Zone Change from RS-20 to IP will bring the zoning district into compliance with the current Master Plan designation of BE. It will allow for the proposed Office project which is compatible with the surrounding area and the Army Reserve Base. Furthermore, it will allow the property to be developed providing off-site improvements and additional tax base.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0813-WICO PROPERTIES, LLC SERA:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Arville Street and Hinson Street located between Arville Street and Hinson Street within Enterprise (description on file). JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-19-701-017

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements throughout the subject parcel since these easements are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS20 (AE-60)	Undeveloped
West	Public Use	P-F (AE-60)	National Guard Armory site

Related Applications

Application Number	Request
ZC-25-0812	A zone change to reclassify the site from RS20 (Residential Single-Family 20) to IP (Industrial Park) Zone is a companion item on this agenda.
UC-25-0814	A use permit, waiver of development standards, and design review for an outdoor storage yard with an office and caretaker unit 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;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WICO PROPERTIES LLC, SERIES A

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0812/VS-25-0813/UC-25-0814

6A

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

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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 10/1/25

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): 177-19-701-017

XXA

PROPERTY ADDRESS/ CROSS STREETS: NE corner Arville/W Richmar Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Vacation of Patent Easements accompanying other zoning applications for ZC, DR & WS

PROPERTY OWNER INFORMATION

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia Inc. c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: 702-435-9909 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Carlos Aldrete
Property Owner (Print)

8/13/25
Date



September 23, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Vacation of Patent Easements at Richmar & Arville, NEC
APN: 177-19-701-017

Dear Sami:

On behalf of our client, WICO Properties LLC, please accept this letter and accompanying documents for a Vacation of Patent Easements for APN 177-19-701-017. We would request that the patent easements on the site listed below be vacated and abandoned:

- 33-foot-wide patent easement to the north
- 33-foot-wide patent easement to the east
- 8-ft wide portion of the 33-foot-wide patent easement to the south

These easements are no longer needed for current and future roadway dedication. The patent easements were originally provided in that certain patent No. 1218524, filed in Book 325, as Instrument No. 262965 of Official Records, Clark County Office of the Recorder.

The vacation of these patents is necessary for the development of the subject property in accordance with the current codes and regulations.

As the intentions of the patents were to provide access to the site, the future dedication of right-of-way for Richmar Avenue and Arville Street effectively will provide for this purpose.

Based on the provisions stated above, we request the approval of the vacation and abandonment of this ROWs. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

Melissa Eure,
President



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0814-WICO PROPERTIES, LLC SERA:

USE PERMITS for the following: 1) outdoor storage and display; and 2) a caretaker unit.

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEWS for the following: 1) proposed outdoor storage and display and 2) a proposed office with a caretaker unit on 1.25 acres in a IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Arville Street and north of Richmar Avenue within Enterprise.
JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-19-701-017

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height to 4 feet along the east property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.25
- Project Type: Outdoor storage and caretaker unit
- Number of Stories: 2
- Building Height (feet): 30 (proposed building)
- Square Feet: 3,818 (proposed building)
- Parking Required/Provided: 12/13
- Sustainability Required/Provided: 7/6

Site Plan

The proposed project is located on the northeast corner Arville Street and Richmar Avenue. Access to the site is located on the west property line adjacent to Arville Street. The plans depict a proposed 2 story commercial building with an office and garage on the first level and a caretaker unit on the second level located. The west half of the building includes areas related to the office use of the applicant's cleaning/landscaping business, and the east half of the building includes a garage with a storage area. Access to the garage is via a single roll-up door facing

internally to the site. The proposed commercial building is located along the south property line and is set back 20 feet from the property line adjacent to Richmar Avenue. The covered parking as well as fleet parking spaces are located along the west side of the property and are set back 20 feet from the west property line along Arville Street, leaving the north and east side of the site enclosed to be screened by a 10 foot high decorative block wall and creating a paved courtyard area.

The wall along the east side of the site consists of a combination of a 4 foot retaining wall and a 6 feet of screen wall, the proposed 4 foot high retaining wall height is only along a portion of the southeast property line. A waiver of development standards is included in this application to increase the retaining wall height to 4 feet where 3 feet is the maximum allowed per code. A proposed access gate adjacent to the west property line will remain open during business hours. Lastly, a trash enclosure is located on the northwest corner of the site.

Landscaping

The plans show perimeter street landscaping along Arville Street and Richmar Avenue consisting of two, 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk. The plan depicts large and medium trees as well as shrubs planted every 30 to 20 linear feet of street frontage within the landscape strips. Additionally, along the north and east side of the site, behind the perimeter walls, the applicant proposes 10 foot wide landscape strips with medium trees planted 20 feet on center. A circular landscape island is proposed in the center of the courtyard breaking up the vast area but not impeding onsite circulation.

Elevations

The proposed building height is 30 feet. The building and the wall around the west and south sides of the property includes Spanish hacienda style architecture. Furthermore, the plan depicts façade articulations with fenestrations, arched inserts, shutters and varying rooflines on all four sides of the building with red clay tiles and white stucco. The perimeter walls along the north and east are neutral desert tones.

Floor Plans

The 3,818 square foot building consists of a 1,815 square foot office area and a 1,258 square foot garage/indoor storage area on the first floor and a 745 square foot caretaker unit with a balcony facing north on the second floor. Additionally, the site presents a 19,019 square foot paved courtyard area (not visible from the streets).

Applicant's Justification

The applicant states the proposed project is for an administrative office for cleaning and landscape services business along with an accessory caretaker unit for the property. The business operates, Monday through Friday, from 9:00 a.m. to 5:00 p.m. The request for outdoor storage is for the fleet vehicles, which are pickup trucks with utility trailers. The trailers are designed to look like short, covered wagons. The trucks are parked with the utility trailers hooked up even when not in use. There are 2 backup utility trailers that are also stored on site that are unattached. The request for a 4 foot high retaining wall on the east side of the property is due to the site, which slopes down slightly from the street level toward the center of the parcel. In order to level

the area for the proposed building and direct drainage toward the street, a retaining wall height of up to a maximum of 4 feet is required along the south portion of the east property line only.

The applicant further states the proposed project is compatible with the Nevada National Guard base across the street from the site. Also, the applicant states the site will allow the business space to potentially grow in the future without needing to relocate and providing a safe site for employees to leave their personal vehicles while working, and for the company vehicles to be kept when not in use. It will develop a currently vacant lot, provide necessary street improvements and a use that is compatible with the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS20 (AE-60)	Undeveloped
West	Public Use	P-F (AE-60)	National Guard armory site

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

Related Applications

Application Number	Request
ZC-25-0812	A zone change to reclassify 1.25 acres from RS20 (Residential Single-Family 20) to an IP (Industrial Park) Zone is a companion item on this agenda.
VS-25-0813	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

Use Permit

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

Use Permit #1

The proposed outdoor storage is screened from the Arville Street and Richmar Avenue by the building on the south, the covered parking along the west and 10 foot high perimeter decorative walls along the north and east sides of the site. Master Plan Goal EN-5 encourages the protection of the viability of industrial and employment areas in Enterprise and Policy EN-6.3 encourages cooperative management of uses in the area. Even though the Policy supports the concentration

of commercial and industrial uses adjacent to the National Guard Readiness Center, it also encourages the coordination with the Nevada National Guard on relevant land use applications to ensure proposed uses are compatible with the ongoing operation of the National Guard Readiness Center. Staff has not received any indication that the applicant has worked with the (NGRC); therefore, due to its proximity to the NGRC, staff cannot support the special use permit request.

Use Permit #2

Staff has no objection to the request for approval of a caretaker unit on the site. The presence of the caretaker unit maybe considered a benefit for site management. This proposed use should have minimal impact on the surrounding land uses; therefore, staff recommends approval of this request.

Waivers of Development Standards

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

Staff does not foresee the retaining wall height increase along the southern portion of the east perimeter wall to have a negative impact on the surrounding properties. The request is minimal and correlates directly to the topography of the site. Therefore, staff can support this request.

Design Review

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

The proposed design and layout include adequate landscaping, screening, and parking to accommodate the use. The building design includes architectural elements, such as vertical and horizontal reveals, to provide visual relief. The scale of the proposed development is compatible with the area. The proposed development will comply with the Master Plan Policy EN-2.1 which requires new development to contribute towards the provision of necessary public infrastructure in accordance with the Southwest Las Vegas Valley Public Needs Assessment Report (PFNA). The additional landscaping area (SNRPC plant list) trees will meet the intent of Master Plan Policy 3.6.1 to reduce urban heat island effects in this part of the County. Staff can support the design review.

Staff Recommendation

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

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:

- No outdoor storage and display is allowed in the courtyard 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

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 #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WICO PROPERTIES LLC, SERIES A
CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-19-701-017

7A

PROPERTY ADDRESS/ CROSS STREETS: NE corner Arville/W Richmar Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Vacation of Patent Easements accompanying other zoning applications for ZC, DR & WS

PROPERTY OWNER INFORMATION

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: WICO Properties LLC, Series A c/o Carlos Aldrete

ADDRESS: 200 Wicked Wedge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia Inc. c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: 702-435-9909 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Carlos Aldrete
Property Owner (Print)

8/13/25
Date



November 11, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Special Use Permit, Design Review and Waivers of Development Standards for an Outdoor Storage and Office with accessory Caretaker's unit, APN #: 177-19-701-017

Dear Sami:

On behalf of our client, WICO Properties LLC, please accept the attached justification letter and accompanying documents for a Design Review, Waiver of Development standards and Special Use Permit for Outdoor Storage as a primary use and an Office with an accessory Caretaker's Unit. The subject site is a single parcel on approximately 1.25+/- acres APN 177-19-701-017. This site is located on the northeast corner of Richmar & Arville.

The subject site has a Land Use designation of Business Employment (BE) and a zoning designation of RS-20. The sites to the north, east and south also have B-E land use with an RS-20 zoning designation and are undeveloped. The parcel to the west across Arville has a Public Use (PU) land use designation. It has a zoning designation of Public Facilities (PF) and is the base for the Nevada Army National Guard. A zone change request from RS-20 to IP accompanies this request.

DESIGN REVIEW

The site is currently undeveloped. The proposed project is for a single two-story administrative office to house a maid and landscape service business along with an accessory caretaker's unit for the property. The business operates Monday- Friday, 9am-5pm. The proposed building is a maximum 30 FT in height. The 3,818 SF building will have an office area on the first floor and the caretaker's unit on the second floor. The warehouse portion of the building will be used to store supplies for the business as well as allowing vehicles/trailers to be stored.

The building and the wall around the west side of the property is a Spanish hacienda style. This is to align it with the business's name and theme, Witches & Cowboys. There is plenty of façade articulation through the use of fenestrations, arched insets, shutters and varying rooflines on all four sides of the building. It will use the red clay tiles and white stucco traditional to a hacienda style. There is a single roll up door for the storage area that faces internal to the site. There is an arch and decorative gate that will remain open during business hours.

On the interior of the site the red clay tile roof will extend from the west property wall over the parking spaces to provide covered parking for both employee vehicles and additional fleet vehicles kept on the property. The fleet vehicles are pickup trucks with utility trailers. The trailers are designed to look like short, covered wagons. The trucks are parked with the utility trailers hooked up even when not in use. There are two backup utility trailers that are also stored on site that are unattached.



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The wall on the north, south and west side of the property will be a decorative 10 FT CMU block screen wall in a neutral desert tone with one row of split face CMU near the top of the wall. The east property line retaining wall varies from 1 FT on the north end up to approximately 4FT at the south end. A small portion of 1-2 FT of retaining wall is also located at the southeast corner. The screen wall will vary in height from 9 FT to 6 FT on top of the screen wall to maintain a total height of a 10 FT tall wall along the east property line and at the southeast corner. The wall will be 296 FT in length on the east.

A new trash enclosure is also proposed at the northwest corner of the site. This location will allow the landscape trucks and trailers to pull in through the gate, dump any items needed and then circle back towards the parking area around without having to make multiple turning maneuvers. The courtyard area is approximately 77 FT wide which provides ample space for Republic Services trucks to also be able to maneuver within the courtyard area to pick up trash from the enclosure.

There is a large, paved courtyard area internally. This is due to the need for the driveway on Arville to meet the distance requirement from the intersection of Arville and Richmar. The location of the gate, the throat depth, and the turning radius needed for the landscape vehicles and trailers combined to create the large internal courtyard. It will also allow for the storage of landscaping materials if ever needed. A landscape island has been placed in the center to try to break this area up while not impeding any onsite circulation. Outdoor storage is not requested as part of this application.

The site requires a total of 12 parking spaces (including 1 space for the caretaker's unit), and 13 spaces are provided. All the spaces are covered. There are additional parking spaces to the north of the gate that are covered which will be utilized for fleet parking. The ADA provided space is van accessible and is the first space closest to the building. No EV capable or EV installed is required nor is it proposed as the site does not exceed 100 parking spaces.

The proposed project meets the landscaping requirements of code section 30.04.01.D. There are areas along Arville that, due to the site visibility zones trees are unable to be placed; however, there are trees as required in all other locations.

Residential adjacency standards do not apply to this site per 30.04.06.C, as the abutting properties are undeveloped and are Master Planned Business Employment (BE)

The proposed project attains six of the seven sustainability points required by code section 30.04.05.J. It will provide more trees than required, has water efficient landscape, provides shaded walkways, windows and entrances and uses daylighting strategies.

Design Review Approval Criteria 30.06.05.B

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area

The proposed development is compatible and harmonious with adjacent development and the development in the area. The majority of the surrounding properties are vacant and the property across the street is the Nevada Army Reserve Base. This low traffic use is ideal given the proximity to the base.

- (2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and
The elevations and design characteristics are not unsightly in appearance. The proposed building and the wall along Arville will have the appearance of a Spanish hacienda style home and desert landscape.
- (3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
Arville will be an 80 FT ROW and Richmar a 60 FT ROW, as such the site access and circulation will not negatively impact adjacent roadways or adjacent property.

SPECIAL USE PERMIT

Per Title 30 code section 30.03.07.D4 Outdoor Storage requires a Special Use Permit when it is the primary use on the site in the IP zone.

i. Nonresidential Districts Excluding the AG District

- (a) Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall. - **MEETS**
- (b) Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall. - **MEETS**
- (c) Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts. - **MEETS**
- (d) In the IP district, shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. - **DOESN'T MEET ACCESSORY USE, MEETS OTHER CRITERIA**
- (e) In the CG district, limited to outdoor display only, accessory to an indoor primary use and shall not obstruct any pedestrian walkways. Outdoor storage is only allowed when storage is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, for - **N/A**
those items used in connection with the activation of events held thereon.
- (f) In the CR district, shall be accessory to a resort hotel, rural resort hotel, or neighborhood casino. - **N/A**

Per Title 30 code section 30.03.03A6 a Caretaker's Unit requires a Special Use Permit in the IP zoning district.

i. Layout and Design

- (a) A caretaker unit shall be clearly accessory and subordinate to a primary commercial or industrial use or manufactured or tiny home park or recreational vehicle park. - **MEETS, the caretaker's space is smaller than the office/ outdoor storage.**
- (b) In the IL and IH districts, the unit shall be screened and not visible from any right-of-way. - **N/A**
- (c) Compliance with the standards in §30.04.06, Residential Adjacency, is not required.
- (d) A caretaker unit is permissible in a residential district subject to the following standards: - **N/A**

(1) The unit shall be located within an approved recreational vehicle and/or boat storage area within the residential subdivision or within a common area controlled by a homeowner's association.

(2) The unit shall be located on a parcel of 40,000 square feet or more.

ii. Operation

The unit shall only be occupied by the owner, lessee, or employee of the owner or lessee, and shall not be subdivided, rented, or leased separately from the primary use. This standard shall not be waived or varied. **MEETS, the purpose of the caretaker's unit is so that there is an employee on the property outside of business hours as a deterrent for potential theft of the company vehicles.**

Special Use Permit Approval Criteria 30.06.05.D

(2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

The proposed project will be in harmony with the purpose, goals, objectives and standards of the Master Plan and this Title.

(3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

The proposed use will not result in substantial or undue adverse effects on the adjacent property, neighborhood or traffic conditions. The project is for a small office/warehouse building with caretaker's unit for a maid and landscape business. The abutting properties are undeveloped and the solar field for the Nevada Army Reserve Base is across the street from the project on Arville.

(4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed project will be adequately served by public improvements, facilities and services and will not impose an undue burden. Most of the property in the area is currently undeveloped.

WAIVER OF DEVELOPMENT STANDARDS

As a part of this application the Waivers of Development Standards below are requested.

1. A request to allow a 4 FT retaining wall on the east side of the property where 3 FT is the maximum per section 30.04.03C.

The site topography slopes down slightly from the street level toward the center of the parcel. To level the area for the proposed building and direct drainage toward the street, a retaining wall height of up to a maximum of 4 FT is required along the south portion of the east property line only, which exceeds the required maximum by 1 FT. For this reason, a waiver is requested.

Waiver of Development Standards Approval Criteria 30.06.06.F

(i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the areas adjacent to the property will not be affected in a substantially adverse manner. The requested waiver is to allow for proper drainage on-site.

- (ii) 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;
The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. In fact it will help the public welfare by making sure that drainage is properly managed on the site.
- (iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The proposed waiver will ensure that appropriate drainage takes place on site which will serve to promote public safety and welfare.
- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services
The proposed project will be adequately served by public improvements, facilities and services and will not impose an undue burden. Most of the property in the area is currently undeveloped.

SUMMARY JUSTIFICATION:

The proposed project is compatible with the Army Reserve base across the street. It will also allow this business space to potentially grow in the future without needing to relocate as well as providing a safe site for employees to leave their personal vehicles while working, and for the company vehicles to be kept when not in use. It will develop a currently vacant lot, provide necessary street improvements and a use that is compatible with the surrounding area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President