



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

August 12, 2026

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

- III. Approval of Minutes for July 29, 2026. (For possible action)
- IV. Approval of the Agenda for August 12, 2026 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. **DR-26-0418-LV RAINBOW, LLC:**
DESIGN REVIEW for a lighting plan in conjunction with a mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**
2. **SDR-26-0420-LV RAINBOW, LLC**
SIGN DESIGN REVIEW to increase the number of freestanding signs in conjunction with an existing mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**
3. **VS-26-0436-V L V 1, LLC:**
VACATE AND ABANDON a easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South, and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action) **09/02/26 BCC**
4. **UC-26-0437-V L V 1, LLC:**
USE PERMIT for a resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action) **09/02/26 BCC**
5. **SDR-26-0438-V L V 1, LLC:**
SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a portion of 13.52 acres of a 35.65 total acre site in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action) **09/02/26 BCC**

6. **VS-26-0449-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/ji/kh (For possible action) **09/02/26 BCC**
7. **WS-26-0448-EAGLE NEST HENDERSON LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; 4) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/ji/kh (For possible action) **09/02/26 BCC**
8. **WS-26-0417-SILVER SERENE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**
9. **ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action) **09/02/26 BCC**
10. **VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:**
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/26 BCC**
11. **WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action) **09/02/26 BCC**
12. **TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:**
TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action) **09/02/26 BCC**

VII. General Business

1. Select two Enterprise Town Advisory Board members to participate in a meeting on August 20, 2026, at 10am with Clark County Public Works management to discuss priority topics in Enterprise (for possible action).

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

IX. Next Meeting Date: August 26, 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

January 29, 2026

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 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@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.

Jennifer Leslie, 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 July 15, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 15, 2026.

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

IV. Approval of Agenda for July 29, 2026 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:

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

1. UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:
2. TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:
3. PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
4. ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
5. VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
6. WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
7. TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
10. VS-26-0398-MARY BARTSAS 7, LLC:
11. UC-26-0397-MARY BARTSAS 7, LLC:

Motion by David Chestnut

Action: **APPROVE** agenda for July 29, 2026, as amended

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Town Advisory Board members to participate in a meeting on August 20, 2026, at 10:00am with Clark County Public Works management to discuss priority topics in Enterprise. TAB representatives will be selected at the 8/12/26 meeting.

VI. Planning & Zoning

1. **UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:**
USE PERMITS for the following: 1) multi-family residential development; 2) modified development standards.
DESIGN REVIEW for a multi-family residential development in conjunction with an existing golf course on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) **08/05/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

2. **TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:**
TENTATIVE MAP consisting of 17 multi-family residential units and common lots on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) **08/05/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

3. **PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) on a 14.92 acre portion of a 17.72 acre site. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise. JJ/gc (For possible action) **08/18/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

4. **ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 14.92 acre portion of a 17.72 acre site from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise (description on file). JJ/gc (For possible action) **08/18/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/rg/cv (For possible action) **08/18/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

6. **WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) increase driveway entrance width for a private street.

DESIGN REVIEW for a single-family residential detached development on 14.92 acres in an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) **08/18/26 PC**

Motion by David Chestnut

Action: **DENY**

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

7. **TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**

TENTATIVE MAP for a 113 single-family residential lots and common lots on 14.92 acres in an RS10 (Residential Single-Family 10) zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) **08/18/26 PC**

Motion by David Chestnut

Action: **DENY**.

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

8. **SDR-26-0407-SILVERADO RANCH PLAZA L L C**

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message unit, static sign; and 2) increase the number of freestanding signs in conjunction with an existing shopping center on 25.59 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Eastern Avenue within Enterprise. MN/rg/cv (For possible action) **08/18/26 PC**

Motion by Barris Kaiser

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

Motion **PASSED** (4-1) /Nay-Chestnut

9. **SDR-26-0395-KUM & GO, LLC**

SIGN DESIGN REVIEW to increase the height of freestanding signs in conjunction with a proposed gas station and retail store on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/hw/cv (For possible action) **08/19/26 BCC**

Motion by David Chestnut

Action: **APPROVE** Sign Design Review 1a not to exceed 50 feet

DENY: Sign Design Review 1b and 1c

ADD Comprehensive Planning condition:

- Dean Martin Dr sign to be a 12-foot monument sign

Per staff if approved conditions

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

10. **VS-26-0398-MARY BARTSAS 7, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action) **08/19/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
11. **UC-26-0397-MARY BARTSAS 7, LLC:**
USE PERMITS for the following: 1) expand the gaming enterprise district; and 2) resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action) **08/19/26 BCC**
- Motion by David Chestnut
Action: **APPROVE:** Use Permits
DENY: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards #2
DENY: Design Review
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous
12. **WS-26-0384-ZHENG DA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening width.
DESIGN REVIEW for modifications to a previously approved commercial building on 0.85 acres in a CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/xx (For possible action) **08/19/26 BCC**
- Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• **ADD** two architectural features on elevations facing residential
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

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 August 12, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:36 p.m.

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

DRAFT

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0418-LV RAINBOW, LLC:

DESIGN REVIEW for a lighting plan in conjunction with a mixed-use development on 19.42 acres in a CG (Commercial General) Zone.

Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-610-001 through 176-22-610-003

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7000, 7120, and 7040 Blue Diamond Road
- Site Acreage: 19.42
- Project Type: Lighting plan for mixed-use commercial and multi-family residential
- Height (feet): 20

History, Site Plan, & Request

The site was approved for multi-family residential and commercial mixed uses via (UC-22-0528) by the Board of County Commissioners in November 2022. The plans show a horizontal mixed-use development consisting of 5 commercial buildings along the frontage of Blue Diamond Road, and a 342-unit multiple family residential component within 16 buildings located north of the commercial buildings. The residential component is gated and enclosed by a combination 6 foot high split-face CMU and wrought iron fence along the north, west, and south boundaries of the residential component; and a 6 foot high decorative block wall along the eastern boundary. Access to the overall site is from a driveway off Blue Diamond Road that has raised medians. An emergency access gate is provided off Raven Avenue. A clubhouse is centrally located on the site with outdoor open space that includes a pool, spa, cabanas, BBQ area, fire pit, pavilion, and pickleball court. Another large open space area is located on the eastern portion of the site that includes a pool, cabanas, a tot lot, and synthetic turf. Out of the 5 commercial buildings along Blue Diamond Road, 2 of the buildings include drive-thru lanes and are located west of the main access driveway. The other 3 buildings are located east of the main access driveway with the parking located behind the buildings.

Lighting

The lighting for the commercial areas along Blue Diamond Road meet lighting standards. The plans depict building mounted fixtures with a maximum height of 16 feet throughout the multi-family residential portion of the development. Most of the parking for the multi-family development is covered with recessed lighting that meets code. The multi-family development portion of the development complies with residential adjacency lighting standards. 20 foot high light poles with shielded bulbs are centrally located in the multi-family residential area and located in the parking lot areas of the commercial development. All lighting meets Title 30 standards.

Applicant's Justification

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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0528	Use permit for mixed-use development	Approved by BCC	November 2022
ET-20-400094 (VS-17-0049)	First extension of time to vacate and abandon government patent easements and rights-of-way being Rosanna Street and Agate Avenue, subject until December 5, 2022 to record	Approved by BCC	October 2020
ZC-18-0853	Zone change from R-E & H-2 to C-2 zoning (associated use permit, waivers of development standards, and design review for a mixed-use development were withdrawn)	Approved by BCC	December 2018
VS-17-0049	Vacated and abandoned easements and rights-of-way being Rosanna Street and Agate Avenue	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac), Corridor Mixed-Use	P-F & RS3.3	Fire station & single family residential
South	Corridor Mixed-Use	CG	Commercial (Walmart)
East	Corridor Mixed-Use	CG	Convenience store with gas pumps & undeveloped
West	Public Use & Neighborhood Commercial	RS3.3 & CG	Single family residential & undeveloped

Related Applications

Application Number	Request
SDR-26-0420	A sign design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

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

UC-22-0528 was approved in November 2022 and included a condition for design review for lighting and signage as a public hearing. The applicant has submitted a lighting plan for design review that meets current Title 30 standards. Meeting current lighting standards will not negatively impact the surrounding area, adjacent roadways, or be unsightly. Staff recommends approval of the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0418

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

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

Date 8/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/2026 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

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.

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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 Gilesple Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
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

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Regional Government Center
101 Civic Way, Laughlin

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4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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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
Tyler Brady	(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 3/4/26

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): 176-22-610-002 and 003

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for signage and lighting

PROPERTY OWNER INFORMATION

NAME: LV Blue Diamond, LLC

ADDRESS: 6655 S. Eastern Avenue, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nevada West Partners V, LLC

ADDRESS: 6655 S. Eastern Avenue, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson / Lindsay Kaempfer-Ziegler- Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 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.

Martin Egbert
Property Owner (Signature)*

Martin Egbert
Property Owner (Print)

July 26, 2026
Date

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

KAEMPFER

CROWELL

Elisabeth Olson
eolson@kcnvlaw.com
D: 702.792.7000

June 3, 2026

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

***Re: Justification Letter – Lighting Design Review
APN's 176-22-610-001 thru 003***

To Whom It May Concern:

Please be advised that our office represents Nevada West Partners V, LLC (the "Applicant") in connection with an approved mixed-use development located near Rainbow Boulevard and Blue Diamond Road, more particularly described as APNs 176-22-610-001 through 003 (the "Property"). On behalf of the Applicant, we are submitting the required lighting package for the approved mixed-use development approved in December of 2018 via ZC-18-0853, requiring a design review as a public hearing.

The proposed lighting plan for the multi-family portion of the Property shows all lighting meets Title 30 Code requirements and will not creating any negative impact to the adjacent single family residential development to the northwest. The proposed lighting plan for the retail portion of the Property also shows all lighting meets Title 30 Code requirements and will not creating any negative impact to drivers traveling along Blue Diamond. The overall lighting package is compatible and appropriate for the area and overall project. Therefore, we respectfully request approval of this request.

Please let me know if you have any questions or need any additional information. Thank you.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/lak

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0420-LV RAINBOW, LLC

SIGN DESIGN REVIEW to increase the number of freestanding signs in conjunction with an existing mixed-use development on 19.42 acres in a CG (Commercial General) Zone.

Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-610-001 through 176-22-610-003

SIGN DESIGN REVIEWS:

Increase the number of freestanding signs in conjunction with an existing shopping center to 2 signs where 1 sign is permitted per Section 30.05.02L (a 100% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7000, 7120, and 7040 Blue Diamond Road
- Site Acreage: 19.42
- Project Type: Signage for a mixed-use development
- Sign Height (feet): 32
- Square Feet: 569

Site Plan

The site was approved for multi-family residential and commercial mixed uses via (UC-22-0528) by the Board of County Commissioners in November 2022. The plans show a horizontal mixed-use development consisting of 5 commercial buildings along the frontage of Blue Diamond Road, and a 342-unit multiple family residential component within 16 buildings located north of the commercial buildings. The residential component is gated and enclosed by a combination 6 foot high split-face CMU and wrought iron fence along the north, west, and south boundaries of the residential component; and a 6 foot high decorative block wall along the eastern boundary. Access to the overall site is from a driveway off Blue Diamond Road. An emergency access gate is provided off Raven Avenue. A clubhouse is centrally located on the site with outdoor open space. Another large open space area is located on the eastern portion of the site. Out of the 5 commercial buildings along Blue Diamond Road, 2 of the buildings include drive-thru lanes and are located

west of the main access driveway. The other 3 buildings are located east of the main access driveway with the parking located behind the buildings.

Sign Plan

The elevations provided show the larger of the 2 freestanding signs as Sign A, with the sign located at the main entrance and adjacent to Blue Diamond Road. This illuminated freestanding sign will be 32 feet tall and consist of 2 faces oriented to Blue Diamond Road. The sign is located 18 feet from the south property line, and the south edge of the sign face is 7 feet from the edge of the sidewalk. The sign area of Sign A is 480 square feet where 1210 square feet is allowed, which includes tenant panels and a static LED electronic message unit display. The electronic message unit is 91 square feet where 100 square feet is allowed. The support structure and framing for Sign A are clad in painted square tube features with a brushed aluminum finish with gray and black colors. The smaller of the 2 freestanding signs is Sign C on the plan and located north of Sign A in the same median area between the ingress and egress lanes leading to the multi-family buildings. This illuminated freestanding sign will be 20 feet tall and consist of 1 face oriented south to Blue Diamond Road. The copy face includes a total of 40 square feet of internally illuminated logo. The support structure and framing for Sign C are clad in painted square tube features with a brushed aluminum finish with gray and black colors. The remaining 6 wall signs meet Title 30 sign standards and are between 3 square feet and 20 square feet in area on the commercial buildings facing Blue Diamond Road, or the multi-family clubhouse facing south.

Applicant's Justification

The applicant is proposing 569 square feet of signs dispersed throughout the property. The signs include 2 freestanding signs of 480 square feet and 40 square feet within less than 1,000 feet of frontage on a road. The remaining 6 building wall signs total 49 square feet. All signs and sign areas meet Title 30 standards with the exception of having 2 freestanding signs where there is less than 1,000 feet of road frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0528	Use permit for mixed-use development	Approved by BCC	November 2022
ET-20-400094 (VS-17-0049)	First extension of time to vacate and abandon government patent easements and rights-of-way being Rosanna Street and Agate Avenue, subject until December 5, 2022 to record	Approved by BCC	October 2020
ZC-18-0853	Zone change from R-E & H-2 to C-2 zoning (associated use permit, waivers of development standards, and design review for a mixed-use development were withdrawn)	Approved by BCC	December 2018
VS-17-0049	Vacated and abandoned easements and rights-of-way being Rosanna Street and Agate Avenue	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac), Corridor Mixed-Use	P-F & RS3.3	Fire station & single family residential
South	Corridor Mixed-Use	CG	Commercial (Walmart)
East	Corridor Mixed-Use	CG	Convenience store with gas pumps & undeveloped
West	Public Use & Neighborhood Commercial	RS3.3 & CG	Single family residential & undeveloped

Related Applications

Application Number	Request
DR-26-0418	A design review for lighting is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

UC-22-0528 was approved in November 2022 and included a condition for design review for lighting and signage as a public hearing. All signs meet the area, illumination, residential adjacency standards, wall location, static messaging, and height standards associated with Title 30 sign codes. The inclusion of a 2nd freestanding pylon sign with only 40 square feet of area and setback over 200 feet from Blue Diamond Road, is compatible with the surrounding area, and will not significantly impact surrounding uses. Staff supports approval of the sign design review.

Staff Recommendation**Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way; and that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

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



Comprehensive Planning Application meeting information

2

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SDR-26-0420

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

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

Date 8/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/2026 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.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 176-22-810-002 and 003

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for signage and lighting

PROPERTY OWNER INFORMATION

NAME: LV Blue Diamond, LLC

ADDRESS: 6655 S. Eastern Avenue, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nevada West Partners V, LLC

ADDRESS: 6655 S. Eastern Avenue, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson / Lindsay Kaempfer-Ziegler- Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 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 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.

Martin F. Ebert
Property Owner (Signature)*

Martin F. Ebert
Property Owner (Print)

May 26, 2026
Date

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.

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(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 3/4/26

Department of Comprehensive Planning

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

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

KAEMPFER

CROWELL

Elisabeth Olson
eolson@kcnvlaw.com
D: 702.792.7000

June 23, 2026

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

***Re: Justification Letter – Signage Design Review
APN's 176-22-610-001 through 003***

To Whom It May Concern:

Please be advised that our office represents Nevada West Partners V, LLC (the "Applicant") in connection with an approved mixed-use development located near Rainbow Boulevard and Blue Diamond Road, more particularly described as APNs 176-22-610-001 through 003 (the "Property"). On behalf of the Applicant, we are submitting the required signage package for the approved mixed-use development approved in December of 2018 via UC-22-0528, requiring a design review as a public hearing.

The Applicant is proposing a total of 579.83 square feet of signage dispersed throughout the Property. The signs include a freestanding sign at the entrance of the retail area, along the Blue Diamond frontage and a second freestanding sign located internal to the Property for the multi-family. The multi-family freestanding sign includes a 108 square foot Electronic Message Unit, Statis display where 100 square feet is permitted. The additional 8 square feet is minor and located internal to the Property, avoiding any negative impact to adjacent properties or drivers along Blue Diamond. The two freestanding signs are being requested with less than 1,000 feet of street frontage. The remaining signage consists of wall signage only.

The proposed signage is compatible and appropriate for the area and large mixed-use development. The electronic signage does not face any adjacent single family residential and is buffered by the multi-family buildings. Therefore, we respectfully request approval of this request.

Thank you in advance for your consideration and please let me know if you need any additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/lak

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0436-V L V 1, LLC:

VACATE AND ABANDON a easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South, and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-701-012; 177-20-701-016; 177-20-701-015 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site. Also, the vacation and abandonment of a portion of the Richmar Avenue right-of-way is proposed to accommodate the installation of detached sidewalks in conjunction with a proposed resort hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0229	Vacated and abandoned easements of interest	Approved by PC	July 2024
ZC-23-0378	Zone change from R-T to H-1 zoning for a mixed-use development	Approved by BCC	September 2023
DR-0735-97	Design review for manufactured home park (279 spaces)	Approved by PC	June 1997
ZC-1550-96	Zone change for a portion of this site from R-E and H-1 zoning to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Open Lands	CR	Shopping center & vacant

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CR, RM18, RS2 & CG	Gas station with convenience store & undeveloped, single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
West	Entertainment Mixed-Use & Low Intensity Suburban Neighborhood (up to 5 du/ac)	CR & RS20	Multi-family residential & vacated manufactured home park & 115

Related Applications

Application Number	Request
UC-26-0437	A use permit, waivers of development standards, and a design review for a resort hotel is a companion item on this agenda.
SDR-26-0438	A comprehensive sign plan for a resort hotel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements that are 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

- Drainage study and compliance;
- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: V L V 1, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0436 & UC-26-0437 & SDR-26-0438

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/12/26

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. 09/02/26 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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, 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

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 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-101771

ASSESSOR PARCEL #(s): 177-20-701-012, 177-20-701-005, 177-20-701-016

PROPERTY ADDRESS/ CROSS STREETS: NWC LVBS & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for Resort-Hotel
Design Review for Resort-Hotel, ~~signage~~ future development

Vacation of Right of Way & Easement for a detached sidewalk
Sign Design Review-for a comprehensive sign plan
Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: VLV 1, LLC

ADDRESS: 2700 W Richmar Ave OFC

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: 702-444-4795 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: same as owner

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

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

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

[Signature]
Property Owner (Signature)*

Mike Ochoa
Property Owner (Print)

02/03/26
Date

*LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell*

June 19, 2026

Mr. Rich Ruggles, Principal Planner
Clark County Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Re: Justification Letter – APR-25-101771/APNs: 177-20-701-012, 177-20-701-016

Dear Mr. Ruggles:

Please accept this letter as formal justification letter for a proposed Resort Hotel development located on the northwest corner of Las Vegas Boulevard South (LVBS) and W. Richmar Avenue. The Planned Land Use designation is Entertainment Mixed-Use (EM), and the zoning classification is Commercial Resort (CR).

Site Location and Adjacent Properties

The eastern boundary of the project site fronts Las Vegas Boulevard South. To the north, the property is bordered by Serene Avenue, beyond which lies an existing R-3 apartment complex. South of Richmar Avenue is another R-3 apartment complex and a Circle K convenience store with gas pumps, zoned CR, and located adjacent to Las Vegas Boulevard South.

Project Description

The proposed development is a full-service resort hotel designed to support a 300-room hotel and casino operation, with phased expansion planned to accommodate future growth. A parking garage is proposed between the hotel and the proposed residential to the west. The setbacks from the proposed residential meet the setback requirements (see attached diagram).

Phase 1 – Initial Construction

Phase 1 will include:

- 300 hotel rooms- 108,430 sq.ft.
- Casino-57,000 sq.ft.
- Food and Beverage-20,000 sq.ft.
- Entertainment-10,000 sq.ft.
- Conference-11,000 sq.ft.
- Spa & Fitness-6,940 sq.ft.
- Lounge/Lobby- 4000 sq.ft.
- Business Lounge-1,600 sq.ft.
- Circulation-19,940 sq.ft.
- Back of House/Restrooms-71,585 sq.ft.
- Executive Offices-10,000 sq.ft.
- Parking structure -277,600 sq.ft.
- Surface parking lot
- **Total Square footage- 320,995**

Future Phase 2

Future development will include:

- An additional 150 hotel rooms-54,100 sq.ft.
- Lounge/Lobby-4,700 sq.ft.
- Business Lounge-1,600 sq.ft.
- Circulation-6,830 sq.ft.
- Back of House/Restrooms-14,920 sq.ft.
- **Total Square footage-83,150**

• Site access and Improvements

The project includes significant proposed site access and circulation improvements:

- A new signalized intersection at the midpoint of the block along Las Vegas Boulevard between Richmar and Serene is requested.
- A signalized intersection at Richmar Avenue and Las Vegas Boulevard.
- A pedestrian crosswalk at the midpoint signalized intersection to enhance pedestrian safety and connectivity.
- Traffic management coordination to support the nearby fire department.

- The existing attached sidewalk on Richmar Avenue is being removed, and a new, detached sidewalk will be constructed with landscaping on both sides of the sidewalk.

Site Data

- **Parcel Numbers:** APN 177-20-701-012 and portion of APN 177-20-701-005
 - **Parcel Area:** 11.71 acres
 - **Existing Zoning:** Commercial Resort (CR)
 - **Total Building Area:** Approximately 363,140 gross square feet
 - **Total Garage Area (Final Buildout):** Approximately 404,145 sq.ft.
 - **Total Garage Area (Phase 1):** Approximately 277,600 Gross Square Feet, including basement parking
 - **Floor Area Ratio (FAR):** 404,145 / 510,261 SF site = 0.79
 - **Proposed Use:** 450-Guest Room Resort Hotel
-

Parking Analysis (Final Buildout)

Required Parking Calculations

- Guestrooms (up to 500 keys): $300 \times 0.7 = 210$ spaces
- Public Areas (94,340 SF @ 4.2/1000 SF): 396 spaces
- Food & Beverage (20,000 SF @ 4.2/1000 SF): 84 spaces
- Pool Deck (20,600 SF @ 4.2/1000 SF): 87 spaces
- Meeting & Pre-Function (11,000 SF @ 0.7/1,000 SF): 8 spaces
- Non-Public Areas (81,585 SF @ 0.7/1,000 SF): 57 spaces

Total Required (Phase 1): 842 spaces

Total Provided in Parking Structure-800 spaces

Additional Temporary Surface Parking on Phase 2 Site Area 160

Additional Requirements:

- Accessible Spaces Required: 17
- Van-Accessible Spaces Required: 3
- Motorcycle Spaces (up to 1%): 7
- EV Spaces (25% capable, 3% installed): 211 capable / 26 installed

Project Features

Phase 1 includes:

- 300-room hotel
- Casino floor with bar and dining areas
- Spa
- Resort pool and pool suites

- Fitness center
- Lounge and lobby bar
- Business center
- Central atrium within the lobby

Valet and rideshare drop-off are located on the north side of the building. The drainage channel that bifurcates the residential area to the west is retained and has frontage along I-15. This area will feature a casino sign. The second floor includes the poker room, ballroom, and a pedestrian bridge connecting to the parking garage west of the hotel/casino. Upper floors consist of guest rooms.

Applications Requested

Use Permit -Use Permit for Resort Hotel and accessory uses in the Commercial Resort district.

Design Review

Design Review for buildings and site layout, including two phases of hotel/casino development totaling 450 rooms.

Design Review

Design Review is requested to amend Section 30.04.02.C.1.C, Buffering and Screening Standards, which requires a fifteen-foot (15') landscape buffer and an eight-foot (8') decorative screen wall adjacent to residential uses.

The proposed development substantially complies with the intent of the buffering and screening requirements by providing the following improvements along the residential interface:

- A twenty-foot (20') sewer easement adjacent to the residential property
- A fifteen-foot (15') intensive landscape buffer
- An eight-foot (8') decorative screen wall

In addition to these improvements, the applicant is requesting approval for a controlled gated access point within the decorative wall to provide pedestrian connectivity between the adjacent residential area and the proposed resort hotel development. The access gate is strategically located adjacent to the existing drainage channel that separates the residential parcel to the west from the subject site, thereby minimizing potential impacts while enhancing pedestrian accessibility and connectivity within the area.

The proposed gate will provide a convenient and secure pedestrian connection for nearby residents while maintaining the overall intent of the buffering and screening standards. The combination of the sewer easement, substantial landscape buffer, decorative wall, and separation created by the drainage channel ensures that adequate screening and compatibility between the residential area and the proposed development will be maintained.

Accordingly, the requested waiver will allow improved pedestrian access and neighborhood connectivity without adversely affecting adjacent residential properties or diminishing the effectiveness of the required screening elements.

Waiver of Development Standards- The Serene Avenue commercial driveway width of 33 feet does not meet the standard; the measurement must be 36 feet from lip of gutter to lip of gutter or 39 feet from face of curb to face of curb, as Serene Avenue is an 80-foot right-of-way per Uniform Standard Drawing 222.1 *The proposed driveway has a width of 32' face-to-face, in accordance with the referenced standard detail. A waiver will be requested for this modified driveway geometry if required. Due to the location of the existing drainage channel and limited frontage, this is the largest commercial driveway that can be accommodated.*

Waiver of Development Standards- The proposed commercial driveway on Richmar Avenue provides a throat depth of approximately 144 feet, where 150 feet is required pursuant to Uniform Standard Drawing 222.1. *The six-foot reduction is minimal and will not adversely affect site circulation or traffic operations.*

The reduced throat depth occurs at the entrance to the parking garage and is mitigated by the site's internal circulation design. The project includes two separate garage access points, allowing vehicles to utilize an alternate entrance should the first access point experience temporary congestion or blockage. This redundancy promotes efficient traffic flow and minimizes the potential for vehicle queuing onto Richmar Avenue.

Given the negligible deviation from the standard and the availability of multiple access points to the parking structure, the requested waiver will not compromise

public safety or the operational efficiency of the adjacent roadway network. Therefore, approval of the waiver is respectfully requested.

Waiver of Development Standards to allow a driveway width of 73 feet on Las Vegas Boulevard to exceed the maximum width of 55 feet from face of curb to face of curb per Uniform Standard Drawing 222.1.

The requested deviation is necessary to accommodate the operational and circulation requirements associated with the proposed signalized access point serving the development. The proposed intersection includes a multi-leg traffic signal configuration designed to efficiently manage vehicular ingress and egress for the resort hotel and associated uses. Due to the complexity of the intersection geometry, a standard conforming driveway width would not provide adequate space for safe vehicle turning movements, lane alignment, stacking, or traffic distribution.

The expanded driveway width is necessary to accommodate anticipated traffic volumes, improve circulation efficiency, and maintain safe access for passenger vehicles, service vehicles, emergency vehicles, and rideshare operations. The proposed design has been developed to align with the overall traffic control improvements and roadway infrastructure planned for this portion of Las Vegas Boulevard South.

Additionally, the wider access configuration will enhance traffic operations by reducing potential vehicle queuing and minimizing conflicts at the signalized intersection. The proposed design is intended to improve overall site accessibility while maintaining safe and efficient vehicular movement along this heavily traveled corridor.

Accordingly, the requested waiver is justified due to the unique operational requirements of the proposed multi-leg signalized intersection and is necessary to ensure proper traffic circulation and public safety for the development.

Waiver of Development Standards A Waiver of Development Standards is requested to allow a 99.98-foot throat depth on (future) Las Vegas Boulevard,

where a minimum throat depth of 150 feet is required pursuant to Uniform Standard Drawing 222.1.

Approval of this request is warranted because the proposed design continues to provide adequate internal vehicle stacking and circulation while maintaining safe access to and from Las Vegas Boulevard. The throat depth is proposed at 140 for the current right of way and is reduced only when Las Vegas Boulevard South is expanded in the future. The driveway is designed as a divided entrance consisting of two inbound lanes that efficiently separate entering traffic from exiting traffic, reducing potential conflicts at the site access point. As vehicles proceed into the development, the drive aisle expands to three inbound lanes at the entrance to the parking garage, providing additional capacity for vehicle queuing, valet operations, and guest drop-off activity.

The requested 10-foot reduction represents a minor deviation from the standard and will not adversely affect traffic operations. The additional lane capacity within the site allows vehicles to clear the public right-of-way quickly and provides sufficient space for internal stacking before reaching the parking garage entry. Furthermore, the driveway serves a large commercial development where traffic is distributed among multiple internal circulation routes, reducing the likelihood of queue spillback onto Las Vegas Boulevard.

Given the enhanced driveway configuration, the expansion from two to three inbound lanes, and the minimal nature of the deviation, the proposed design will function in a manner substantially equivalent to the intent of Uniform Standard Drawing 222.1 while accommodating the unique operational needs of the development. Therefore, the requested waiver will not compromise public safety or traffic circulation.

Waiver of Development Standards A Waiver of Development Standards is requested to allow relief from Section 30.04.03.C.2, which limits the maximum height of retaining walls to three feet (3').

In order to properly develop the subject site, retaining walls exceeding three feet (3') in height will be required along portions of the north and west property boundaries due to existing grade differentials and the operational design requirements of the proposed resort hotel and parking structure.

Along the length of the western boundary, adjacent to the former Cactus Ridge Mobile Home Park site, the proposed development will be constructed at an elevation approximately three feet (3') to five feet (5') below the adjoining property the site between the casino and the future residential.

This condition results from the need to maintain consistent finished floor elevations between the proposed parking structure and the primary hotel/casino building, both of which are designed in relation to the established elevation along Las Vegas Boulevard South. The retaining wall in this location is necessary to accommodate the transition between grades while ensuring appropriate site circulation and structural integration of the overall development. The proposed retaining wall will not adversely impact the adjacent property.

Additional retaining walls in excess of three feet (3') are required along the northern boundary adjacent to undeveloped federal land currently leased to Clark County. In this area, retaining walls ranging from approximately three feet (3') to five feet (5') in height will be necessary to establish proper finished grades and maintain positive drainage throughout the subject site. Historically, portions of the subject parcel were previously graded to elevations exceeding six feet (6') above the adjacent property. Although the proposed development lowers portions of the site, retaining in excess of the permitted three-foot (3') maximum remains necessary to accommodate drainage design and ensure the safe and efficient development of the property.

The proposed retaining walls will not create adverse impacts to adjacent properties or surrounding development. Furthermore, it is anticipated that the adjacent undeveloped parcel to the north will require future grading and elevation adjustments to facilitate development. As a result, portions of the proposed retaining walls may ultimately become partially or fully screened or buried as adjoining properties are improved in the future.

Accordingly, the requested waiver is necessary to address existing topographic conditions, facilitate proper site engineering and drainage, and allow for the coordinated development of the proposed project.

Waiver of Development Standards A Waiver of Development Standards to 30.52 to allow non-standard improvements within the Las Vegas Boulevard South right-of-way, including detached sidewalks and landscaping improvements, prior to the future expansion of Las Vegas Boulevard South.

The requested waiver is necessary to permit interim streetscape improvements along Las Vegas Boulevard South pending the ultimate widening and full buildout of the roadway corridor. At this time, the timing for the future expansion of Las Vegas Boulevard South remains uncertain, and without the proposed improvements the frontage would remain in an unfinished condition for an extended period.

The applicant is proposing detached sidewalks and enhanced landscaping improvements to create an attractive and cohesive streetscape environment along the project frontage. These improvements will enhance the visual character of the corridor, improve the pedestrian experience, and provide a more aesthetically pleasing transition between the public right-of-way and the proposed development. The detached sidewalk design also provides additional separation between pedestrians and vehicular traffic, thereby improving pedestrian comfort and safety.

The proposed improvements are intended to function as interim enhancements until such time as Las Vegas Boulevard South is widened and ultimate right-of-way improvements are constructed. At that time, the frontage improvements can be modified or reconstructed to conform with the future roadway design standards.

Accordingly, the requested waiver will allow meaningful and attractive frontage improvements to be installed in advance of future roadway expansion, while avoiding the long-term presence of undeveloped frontage conditions along this prominent corridor.

Waiver of Development Standards- A Waiver of Development Standards is requested to allow alternative parking lot landscaping in lieu of the standard interior landscape island requirements pursuant to Section 30.04.01D.

The surface parking area located north of Phase 1 is designed to serve a dual purpose. In addition to providing parking, the area will function as an event space

capable of accommodating outdoor gatherings, temporary tents, stages, and other temporary structures. The installation of standard landscape islands or an 8-foot-wide landscaped median within the parking field would significantly reduce the flexibility and functionality of the site for these events, limiting the efficient placement of temporary facilities and reducing usable event space.

To achieve the intent of the landscaping requirements while preserving the operational flexibility of the site, the applicant proposes an alternative landscaping plan consisting of enhanced perimeter landscaping with shade trees and other landscape materials. The proposed perimeter landscaping will provide a tree count equal to or greater than that required under the standard code provisions, thereby maintaining the environmental benefits associated with parking lot landscaping, including heat island mitigation, shade generation, and visual enhancement.

The alternative design will ensure that the site remains aesthetically attractive while supporting the unique operational needs of the development. The proposed landscaping approach meets the overall intent of the code by providing equivalent or greater landscaping benefits without compromising the site's ability to accommodate outdoor events and temporary installations. Therefore, the applicant respectfully requests approval of this Waiver of Development Standards.

Conclusion

This project represents a substantial long-term investment along the Las Vegas Boulevard South corridor and is fully consistent with the intent of the Entertainment Mixed-Use land use designation and Commercial Resort zoning classification. The proposed full-service resort hotel will contribute to the continued evolution and revitalization of this portion of the corridor by introducing high-quality architecture, enhanced landscaping, structured parking, and coordinated site planning designed to support both current operations and future phased expansion.

The development has been thoughtfully designed to ensure compatibility with surrounding properties, including the incorporation of the proposed parking structure as a buffer between the hotel/casino operations and the proposed residential uses to the west. In addition, the project complies with the required

setbacks adjacent to the residential area, further ensuring an appropriate transition between uses.

Beyond the physical improvements, the project is expected to generate significant economic benefits through the creation of permanent and construction-related employment opportunities, increased tourism activity, expanded tax revenue, and additional investment within the surrounding area. The development will further strengthen Las Vegas Boulevard South as a premier destination corridor while supporting the long-term economic growth objectives of Clark County.

Accordingly, we respectfully request approval of the proposed applications and findings, as the project represents a well-planned, compatible, and economically beneficial development consistent with the goals and policies of the County's adopted planning framework.

Yours truly,

Lucy Stewart
LAS Consulting

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09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0437-V L V 1, LLC:

USE PERMIT for a resort hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone.

Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/r/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-701-012 and 177-20-701-016

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the driveway throat depth along Richmar to 138 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
 - b. Reduce the driveway throat depth for the driveway along Las Vegas Boulevard South to 99 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 34% reduction).
 - c. Decrease the driveway width along Serene Avenue to 33 feet where 39 feet is required per Uniform Standard Drawing 222.1 (a 15% reduction).
 - d. Increase the driveway width for the driveway along Las Vegas Boulevard South to 73 feet where 55 feet is required per Uniform Standard Drawing 222.1 (a 32% increase).
2. Allow non-standard improvements (landscaping) within the future right-of-way of Las Vegas Boulevard South where such improvements are not permitted per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE- ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.52 (entire project site)
- Project Type: Resort Hotel
- Number of Rooms: 300 (Phase 1)/150 (Phase 2)/450 (Total)

- Number of Stories: 6 (Hotel Tower)/5 (Parking Garage)
- Building Height (feet): 86 (Hotel Tower)/47 (Parking Garage)
- Square Feet: 320,995 (Phase 1)/83,150 (Phase 2)/404,145 (Total)
- Parking Required/Provided: 733/960 (Phase 1) 863/946 (Phases 1 & 2)
- Sustainability Required/Provided: 7/7.5

Site Plans

The plans show a phased plan consisting of a casino building with an attached 6 story hotel building located on the south half of the site to be constructed in Phase 1. A 5 level parking garage structure is located on the west side of the casino building with a pedestrian bridge connection. A surface parking area is proposed north of the main driveway entrance from Las Vegas Boulevard South to the north of the casino. The parking garage and surface parking areas are also to be constructed within Phase 1. In Phase 2, a 6 story hotel building is proposed which will occupy a portion of the surface parking area.

Access to the site will be provided by 1 driveway located along Las Vegas Boulevard South in the center of the site, 1 driveway along Richmar Avenue located west of the hotel casino, and 1 driveway along Serene Avenue on the north side of the property. These driveways will provide access to the parking garage with redundant access, and the surface parking areas. The Las Vegas Boulevard driveway provides access to the casino hotel entrance located under a porta cochere.

There are 814 parking stalls required for Phase 1, however, factoring in a 10% reduction for proximity to a transit stop, this reduces the parking requirement to 733 spaces. There are 800 parking spaces proposed within the parking structure, and 160 surface parking spaces are being provided to the north of the Las Vegas Boulevard driveway for a total of 960 parking spaces. When the Phase 2 hotel building is constructed, 14 surface parking spaces will be removed, reducing the total parking to 946 spaces, while 863 spaces will be required for both phases. There are 211 EV capable and 26 EV installed spaces proposed. A trash enclosure area is located on the north side of the property north of the Phase 2 hotel building, and a loading area is provided at the basement level of the parking garage.

Landscaping

Street landscaping will be provided along Richmar Avenue and Las Vegas Boulevard South street frontages. However, landscaping within the surface parking area is requested to be modified to allow most of the trees to be located around the perimeter of the parking area, rather than within landscape islands. This is proposed to allow the parking area to serve a dual purpose as a temporary event space. A 15 foot wide landscape buffer consisting of an 8 foot decorative wall is provided along a portion of the west property line. However, because of the presence of a 20 foot wide sewer easement along the west side of the subject site, the trees are proposed to be set back 20 feet from the property line.

Elevations

The hotel casino in Phase 1 is proposed to have a maximum height of 86 feet, while the hotel in Phase 2 will have a maximum height of 73 feet. The building materials will be similar with the facades primarily constructed of cladding and stucco panels on all 4 sides with trim and paint

color to match. Windows of various shapes and sizes are provided to break up the façades. The roofs on the hotel casino are pitched with varied heights, including a cupola, and comprised of shingles, while a flat roof is provided for the Phase 2 hotel building. The parking garage will be constructed of painted concrete with the highest parking level at 47 feet.

Floor Plans

The entire resort hotel development at build-out is proposed to have a gross floor area of 404,145 square feet. In Phase 1 this includes 108,430 square feet of hotel tower space for 300 guest rooms, 134,940 square feet of public space consisting of gaming, restaurants, entertainment, spa and fitness, pool areas and similar spaces, and 11,000 square feet of convention space. The hotel building will also contain 81,585 square feet of back of house areas and executive offices. In Phase 2 this includes a 54,100 square foot of hotel tower space for 150 guest rooms, 7,300 square feet of public space consisting of spa and fitness area and lounges, and 14,920 square feet of back of house area. The parking garage is 277,600 square feet with 5 levels and a basement for loading purposes.

Applicant's Justification

The proposed development is a full-service resort hotel designed to support a 300-room hotel and casino operation, with phased expansion planned to accommodate future growth. Alternatives include modifying the location of the 15 foot wide landscape buffer adjacent to the residential area to the west due to an existing 20 foot sewer easement and providing a pedestrian access gate within the decorative buffer wall to provide connectivity to the residential area to the west. The surface parking area north of Phase 1 is proposed to have an alternative landscape plan with an enhanced perimeter of shade trees with a tree count equal or greater than required amount rather than standard islands to allow the area to function as a temporary event space. The alternative design will ensure that the site remains aesthetically attractive while supporting the unique operational needs of the development. Driveway width and throat depth waivers are proposed to accommodate site constraints and the proposed signalized intersection. The waiver for non-standard improvements within the Las Vegas Boulevard South right-of-way is for interim landscaping until the road is widened. The applicant states that the resort will generate economic benefits, improve the corridor's appearance and contribute to the long-term development goals in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0229	Vacation and abandonment for easements.	Approved by PC	July 2024
ZC-23-0378	Zone change from R-T to H-1 zoning for a mixed-use development	Approved by BCC	September 2023
DR-0735-97	Design review for manufactured home park (279 spaces)	Approved by PC	June 1997
ZC-1550-96	Zone change for a portion of this site from R-E and H-1 zoning to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Open Lands	CR	Shopping center & vacant
South	Entertainment Mixed-Use	CR, RM18, RS2 & CG	Gas station with convenience store & undeveloped, single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS2 & CR	Undeveloped
West	Entertainment Mixed-Use	CR	Multi-family residential & vacated manufactured home park & 115

Related Applications

Application Number	Request
VS-26-0436	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
SDR-26-0438	A comprehensive sign plan for a resort hotel 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.

Staff finds the site is located within the Gaming Enterprise District (GED), is zoned CR which permits gaming related uses, and has an accompanying planned land use designation of Entertainment Mixed-Use. The applicant has also provided Regional Infrastructure Services Evaluation (RISE) reports that indicate water supply, wastewater facilities, and flood control facilities are sufficient for the proposed development and any effects will be properly mitigated. The reports provided also indicate the proposed establishment will not produce additional daily trips to the site that will increase the demand for the surrounding roads beyond their designed capacity. The applicant has also confirmed that they will continue to work with both the Las Vegas Metropolitan Police Department and Clark County Fire Department to meet any necessary conditions to assure proper coverage to the site. The reports provided also indicate the proposed

establishment will enhance the local economy by creating 1,000 temporary construction jobs and 750 full-time positions related to the resort hotel.

Ultimately, staff finds the Resort Hotel is appropriate as the subject site is situated in an area with a significant history of resort and entertainment uses. The area along Las Vegas Boulevard South between Warm Springs Road and Cactus Avenue has seen past approval of new resort hotels, large scale shopping centers, resort condominium developments, and similar entertainment and tourism related uses. The area surrounding the site has several other resort hotels to the north and south such the Silverton and South Point and resort hotels. The proposed resort hotel is proposing a variety of new restaurant, retail, and resort uses that are compatible with the other uses found along this portion of Las Vegas Boulevard South. Staff finds the proposed request will support Clark County Master Plan Policies 5.1.3 and 5.1.5, as well as Enterprise Specific Policies EN-5.3 and EN-6.4. These policies all support the development of uses, particularly along Las Vegas Boulevard South, that support the base economic activities of the Las Vegas Valley, and which promote high intensity uses along areas with high pedestrian and public transit use.

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 of the resort hotel is appropriate for the surrounding area by limiting the more visually intrusive aspects to the facades that face away from existing and future residential developments. The proposed height for the building is consistent with similar resort hotel developments. The layout of the site is logical and distributes the proposed uses in the center of the site. The building is provided with adequate pedestrian walkways. The street landscape areas along the street frontages, which consist of detached sidewalks, provide a safe and comfortable environment for pedestrians. The surface parking area does not provide landscape islands for every 6 spaces for most of the parking lot; however, the number of required trees is provided around the perimeter of the parking area which should help to shade the parking spaces. The design provides adequate buffering, although the trees are slightly shifted to the east to avoid an existing sewer line easement. The retaining wall heights support grade transitions and drainage needs to protect the residential areas to the west. Traffic improvements, the redundancy of the garage access, and intersection enhancements support safe circulation. As a result, staff can support this request.

Public Works – Development Review

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.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the throat depth for the commercial driveway along Richmar Avenue. Although the driveway does not meet the minimum standard, Richmar Avenue terminates to the west of the site, minimizing potential conflicts caused by the reduced throat depth.

Waiver of Development Standards #1b & #1d

Although the throat depth and driveway width on Las Vegas Boulevard does not comply with the minimum standard, the applicant worked with staff to extend the throat depth which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #1c

Although the driveway width on Serene Avenue does not comply with the minimum standard, the driveway is located between a drainage easement to the west and a Bureau of Land Management (BLM) parcel to the east. Given these constraints, staff has no objection to the request.

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support Waiver of Development Standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0044-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: V L V I, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134



4

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0436 & UC-26-0437 & SDR-26-0438

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/12/26

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. 09/02/26 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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, 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

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 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-101771

ASSESSOR PARCEL #(s): 177-20-701-012, 177-20-701-005, 016

PROPERTY ADDRESS/ CROSS STREETS: NWC LVBS & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for Resort-Hotel
Design Review for Resort-Hotel, ~~signage~~ future development

Vacation of Right of Way & Easement for a detached sidewalk
Sign Design Review-for a comprehensive sign plan
Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: VLV 1, LLC

ADDRESS: 2700 W Richmar Ave OFC

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-444-4795

CELL

APPLICANT INFORMATION (information must match online application)

NAME: same as owner

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE:

CELL

702-499-6469

ACCELA REFERENCE CONTACT ID # 165577

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

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

[Signature]
Property Owner (Signature)*

Mike Ochoa

Property Owner (Print)

02/03/26

Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

July 7, 2026

Mr. Rich Ruggles, Principal Planner
Clark County Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

**RE: Sign Design Review for Comprehensive Signs– Resort Hotel Development-
APR-25-101771/APNs: 177-20-701-012, 177-20-701-016**

Dear Mr. Ruggles:

On behalf of our client, we respectfully submit this request for approval of a Sign Design Review for a Comprehensive Sign Plan associated with a proposed full-service resort hotel development. The project is designed to support an initial 300-room hotel and casino operation, with phased expansion planned to accommodate future growth and evolving market demand.

The proposed site layout includes a parking garage strategically located between the hotel and the planned residential development to the west, providing an effective buffer while maintaining operational efficiency and site circulation. The overall development is intended to function as a cohesive, high-quality destination consistent with the surrounding Entertainment Mixed-Use context. As part of this application, we are requesting approval of a comprehensive signage program for the entire site. The proposed signage package includes the following:

- **Two (2) freestanding signs** totaling **12,517 square feet** where **6465 square feet** are allowed by Title 30.
- **One freestanding monument sign** totaling **60 square feet**.
- **Three (3) roof-mounted signs**, totaling **1,552 square feet** (signs will not be above the roof line)
- **Two (2) electronic message units/video** totaling **9186 square feet**.

- **One (1) projecting sign totaling 120 square feet.**

The proposed Master Sign Plan includes a total sign area of 14,393 square feet, whereas 10,507 square feet is permitted pursuant to Clark County Title 30. In addition, Title 30 limits electronic message units (EMUs) and video signage to 150 square feet. Accordingly, this application includes requests for Waivers of Development Standards to permit an increase in the overall sign area, an increase in the amount of electronic message unit/video signage, and an increase in sign height associated with the proposed Interstate 15 freestanding sign.

This request is for a projecting sign with an area of 120 square feet where 32 square feet is permitted by Title 3005.02. The increased sign area is warranted due to the scale and design of the building and the need to provide effective identification for pedestrians and motorists. Projecting signs are intended to enhance visibility by extending outward from the building façade, allowing the sign to be viewed from multiple directions and at varying distances. A sign limited to 32 square feet would be disproportionately small relative to the building architecture and would not provide adequate visibility or identification.

The proposed 120-square-foot sign has been integrated into the overall architectural design of the project and will serve as a high-quality architectural feature rather than a standalone advertising element. The sign area increase will improve wayfinding and business identification without creating adverse visual impacts, as the sign remains attached to the building and does not introduce additional freestanding signage.

Furthermore, the proposed sign is consistent with the scale and character of signage commonly associated with larger commercial, mixed-use, hospitality, and entertainment developments. The additional sign area allows for improved readability and recognition while maintaining an attractive and cohesive appearance. The request does not increase building height, intensify the use of the property, or adversely affect neighboring properties.

For these reasons, the proposed projecting sign represents a reasonable and aesthetically compatible alternative that fulfills the intent of the sign regulations while providing effective identification for the development.

A key component of the signage program is the proposed Interstate 15 freestanding sign, which is approximately 175 feet in height and 75 feet in width. The sign is designed to provide visibility to motorists traveling along Interstate 15 and is consistent with the scale and character of other major resort hotels and casino signs located throughout the Las Vegas resort corridor. The proposed hotel tower will have a maximum height of approximately 85 feet; therefore, the I-15 pylon sign will extend approximately 90 feet above the hotel structure. While Title 30 generally requires that a freestanding sign not exceed the height of the principal building, the unique circumstances of this site justify the requested deviation.

The hotel/casino is located approximately 2,000 feet from Interstate 15, a major interstate transportation corridor with a posted speed limit of 65 miles per hour. Due to the distance between the freeway and the hotel buildings, as well as the high-speed nature of traffic traveling along Interstate 15, additional sign height is necessary to provide adequate visibility, identification, and wayfinding for the development. Without the requested height increase, the effectiveness of the sign would be substantially diminished, reducing its ability to serve its intended purpose. Given the separation distance from the hotel and surrounding development, the additional sign height will have minimal visual impact on the project site or adjacent properties.

The proposed freestanding sign along Las Vegas Boulevard South is located approximately 50 feet from a monument sign, whereas a minimum separation distance of 100 feet is required by Title 30. A deviation is therefore requested to permit the reduced separation.

Although the proposed separation is less than the prescribed standard, the monument sign serves a distinct function from the pylon sign. The monument sign is primarily intended to provide directional guidance and site identification for vehicles entering the development, assisting patrons in locating the appropriate access points and circulation routes within the resort property. While the monument sign includes the name and branding of the resort and is therefore classified as an identification sign, its purpose is fundamentally different from that of the larger freestanding sign.

The freestanding sign is designed to provide visibility to motorists traveling along Las Vegas Boulevard South and serves as the primary identification feature for the resort from a distance. In contrast, the monument sign functions at a pedestrian and vehicular scale closer to the site entrance, providing wayfinding and directional information for visitors who have already identified the destination and are preparing to enter the property.

Due to the differing scale, purpose, and viewing distance of the two signs, the reduced separation will not create visual clutter, diminish sign effectiveness, or adversely affect traffic safety. Instead, the signs function in a complementary manner, with the pylon sign providing long-range visibility and the monument sign providing immediate site identification and directional assistance. Together, they create an integrated signage system that enhances wayfinding and visitor experience while maintaining compatibility with the overall character of the Las Vegas Boulevard South corridor.

Accordingly, the requested deviation is justified because the two signs serve different operational purposes, and the reduced separation will not adversely impact the surrounding area, public safety, or the effectiveness of the overall signage program.

FINDINGS

The proposed signage has been designed to comply with all applicable structural, electrical, and illumination requirements. The signage will incorporate modern lighting technology, brightness controls, and operational standards designed to ensure safe visibility without creating glare or hazardous conditions for motorists or adjacent properties. The sign locations have been carefully coordinated with site access points, traffic circulation patterns, and surrounding infrastructure to ensure that the signage functions as an effective wayfinding tool while maintaining public safety.

The subject property is located within a resort-oriented corridor characterized by large-scale hotel, casino, entertainment, and commercial developments that rely upon prominent signage for identification and visibility. The proposed signage program is compatible with the established visual character of the corridor and is consistent with the scale of signage found throughout the Interstate 15 -Las Vegas Blvd resort environment.

The proposed resort hotel and casino development operates at a significantly different scale than typical commercial developments regulated under the same code provisions. Resort properties rely heavily on regional visibility, destination recognition, and visitor wayfinding to remain economically viable. The subject site's location along Interstate 15, combined with its distance from the freeway and the scale of the proposed development, creates unique visibility challenges that are not typically encountered by conventional commercial properties. The proposed signage program has been specifically designed to address these unique site conditions and operational requirements. The requested sign area, electronic message units, and sign height are directly related to the property's location within a major resort corridor and are necessary to establish a visible and competitive presence within the regional marketplace.

The requested deviations are consistent with the operational characteristics and signage patterns of other resort hotel and casino developments located along Interstate 15 and within the Las Vegas resort corridor. Similar developments have historically required larger sign areas, taller freestanding signs, and electronic display components to effectively identify their properties and serve the traveling public.

The master sign plan allows the subject property to compete on equal footing with similarly situated resort developments that possess comparable visibility requirements, operational characteristics, and market demands. The proposed signage program reflects industry standards for destination resort properties and is appropriate for the scale and intensity of the proposed use.

CONCLUSION

The proposed Master Sign Plan has been carefully designed to create a cohesive, attractive, and effective signage program that complements the architecture and character of the proposed resort hotel development while enhancing visibility, wayfinding, and visitor experience.

The proposed signage is consistent with the scale and function of major resort developments within the Las Vegas Boulevard South and Interstate 15 resort corridor, will not adversely impact surrounding properties, and supports the long-term economic viability of the project.

We respectfully request approval of the proposed Master Sign Plan and associated deviations. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Lucy Stewart
LAS Consulting

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0438-V L V 1, LLC:

SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a portion of 13.52 acres of a 35.65 total acre site in a CR (Commercial Resort) Zone.

Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-701-012; 177-20-701-016; 177-20-701-015 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.52 (project site)/35.65 (overall)

Site Plan

This request is to establish a comprehensive sign package for a proposed resort hotel. The proposed resort hotel is to be located along the west side of Las Vegas Boulevard South, north of Richmar Avenue and south of Serene Avenue. A portion of the site extends over 1,500 feet westward within an existing drainage channel to an easement line located along the east side of the I-15 South.

Sign Plan

Below is a summary of the signage included with this request:

- 1 freestanding sign is located along Las Vegas Boulevard South to the south of a driveway and is setback 10 feet from the future right-of-way line along the street. This sign is 100 feet in height and 2,806 square feet, which includes a 2,166 square foot electronic message, video sign.
- A second freestanding sign is located 10 feet 6 inches from the west property line. This sign is 175 feet in height and 9,711 square feet, which includes a 7,020 square foot electronic message, video sign. The west property line adjoins an existing easement that is located along the east side of I15. A portion of the property line between APN 177-20-701-015 & APN 177-20-701-016 will need to be adjusted to accommodate the freestanding sign and the required 10 foot setback.

- 4 directional signs are proposed with 2 signs attached under a porte cochere over a driveway from Las Vegas Boulevard South near the casino entrance, and 2 signs are proposed to be attached under a canopy over a driveway from Richmar Avenue. Each sign is 25 square feet for a total area of 100 square feet.
- 1 monument sign is proposed on a landscaped island within a driveway from Las Vegas Boulevard South. The sign is 60 square feet and is located 55 feet north of the freestanding sign.
- One, 120 square foot projecting sign is proposed attached to the east side of the hotel casino building adjacent to Las Vegas Boulevard South.
- 3 roof signs, each 384 square feet for a total area of 1,152 square feet are proposed on the Phase 1 hotel building.
- 2 wall signs are proposed with one 60 square foot sign located on the parking garage adjacent to Richmar Avenue and one 384 square foot sign is proposed to be located on the Phase 2 hotel on the northern portion of the property for a total of 444 square feet.

Proposed Signage Details:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per 30' Title	# of Existing Signs	# of Proposed Signs	Total # of Signs
Directional	0	100	100	192	0	4	4
Freestanding	0	12,517	12,517	6,465	0	2	2
Monument	0	60	60	80	0	1	1
Projecting	0	120	120	250	0	1	1
Roof	0	1,152	1,152	Subject to SDR	0	3	3
Wall	0	444	444	3,600	0	2	2
Overall Total	0	14,393	14,393	10,369	0	13	13

Proposed Electronic Signs:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per 30' Title	# of Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Message Unit, Video	0	9,186	9,186	150	0	2	2

Applicant's Justification

The freestanding sign along I15 is proposed to be 175 feet in height and 75 feet in width, is designed to provide visibility to motorists traveling along Interstate 15 and is consistent with the scale and character of other major resort hotels and casino signs located throughout the Las Vegas resort corridor. The proposed hotel tower will have a maximum height of approximately 85 feet and will therefore be approximately 90 feet above the height of the hotel structure. The hotel will be approximately 2,000 feet from the interstate with a posted speed limit of 65 miles per hour. The additional height is necessary to provide adequate visibility, identification, and wayfinding for the development. The additional height on the freestanding sign along Las Vegas Boulevard is designed to provide visibility and serve as the primary identification feature for the resort from a distance. The monument sign functions at a pedestrian and vehicle scale and provides wayfinding

and directional information for visitors preparing to enter the property. The reduced separation from 100 feet to 55 feet between these signs is justified because the signs serve different purposes which will not adversely impact the surrounding area or public safety. The requested sign area, electronic message units, and sign height are directly related to the property's location within a major resort corridor and are necessary to establish a visible and competitive presence within the regional marketplace.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0229	Vacated and abandoned easements of interest	Approved by PC	July 2024
ZC-23-0378	Zone change from R-T to H-1 zoning for a mixed-use development	Approved by BCC	September 2023
DR-0735-97	Design review for manufactured home park (279 spaces)	Approved by PC	June 1997
ZC-1550-96	Zone change for a portion of this site from R-E and H-1 zoning to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Open Lands	CR	Shopping center & vacant
South	Entertainment Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CR, RM18, RS2 & CG	Gas station with convenience store & undeveloped, single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
West	Entertainment Mixed-Use & Low Intensity Suburban Neighborhood (up to 5 du/ac)	CR & RS20	Multi-family residential & vacated manufactured home park & 115

Related Applications

Application Number	Request
VS-26-0436	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
UC-26-0437	A use permit, waivers of development standards, and a design review for a resort hotel 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. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Staff finds the proposed signs are compatible with the proposed architecture and character of the proposed resort hotel development and other similar developments within the resort corridor along Las Vegas Boulevard South and Interstate 15. The comprehensive sign plan associated with the resort hotel will encourage visitation to the site and reinforces Master Plan Policy 5.1.3, which states that tourism is one of the bases of the local economy. Las Vegas Boulevard South is also designated and recognized as a national and international Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. The signs are similar in size, scale, and design with other signs approved for resort hotels in the area. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 and structures shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: V L V I, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0436 & UC-26-0437 & SDR-26-0438

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/12/26

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. 09/02/26 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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- All meetings are mandatory for ALL applications.
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- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, 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

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 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-101771

ASSESSOR PARCEL #(s): 177-20-701-012, 177-20-701-005, 016

PROPERTY ADDRESS/ CROSS STREETS: NWC LVBS & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for Resort-Hotel
Design Review for Resort-Hotel, ~~signage~~ future development

Vacation of Right of Way & Easement for a detached sidewalk
Sign Design Review-for a comprehensive sign plan
Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: VLV 1, LLC

ADDRESS: 2700 W Richmar Ave OFC

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: 702-444-4795 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: same as owner

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

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

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

[Signature]
Property Owner (Signature)*

Mike Ochoa
Property Owner (Print)

02/03/26
Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

July 7, 2026

Mr. Rich Ruggles, Principal Planner
Clark County Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

**RE: Sign Design Review for Comprehensive Signs– Resort Hotel Development-
APR-25-101771/APNs: 177-20-701-012, 177-20-701-016**

Dear Mr. Ruggles:

On behalf of our client, we respectfully submit this request for approval of a Sign Design Review for a Comprehensive Sign Plan associated with a proposed full-service resort hotel development. The project is designed to support an initial 300-room hotel and casino operation, with phased expansion planned to accommodate future growth and evolving market demand.

The proposed site layout includes a parking garage strategically located between the hotel and the planned residential development to the west, providing an effective buffer while maintaining operational efficiency and site circulation. The overall development is intended to function as a cohesive, high-quality destination consistent with the surrounding Entertainment Mixed-Use context. As part of this application, we are requesting approval of a comprehensive signage program for the entire site. The proposed signage package includes the following:

- **Two (2) freestanding signs** totaling **12,517 square feet** where **6465 square feet** are allowed by Title 30.
- **One freestanding monument sign** totaling **60 square feet**.
- **Three (3) roof-mounted signs**, totaling **1,552 square feet** (signs will not be above the roof line)
- **Two (2) electronic message units/video** totaling **9186 square feet**.

- **One (1) projecting sign totaling 120 square feet.**

The proposed Master Sign Plan includes a total sign area of 14,393 square feet, whereas 10,507 square feet is permitted pursuant to Clark County Title 30. In addition, Title 30 limits electronic message units (EMUs) and video signage to 150 square feet. Accordingly, this application includes requests for Waivers of Development Standards to permit an increase in the overall sign area, an increase in the amount of electronic message unit/video signage, and an increase in sign height associated with the proposed Interstate 15 freestanding sign.

This request is for a projecting sign with an area of 120 square feet where 32 square feet is permitted by Title 3005.02. The increased sign area is warranted due to the scale and design of the building and the need to provide effective identification for pedestrians and motorists. Projecting signs are intended to enhance visibility by extending outward from the building façade, allowing the sign to be viewed from multiple directions and at varying distances. A sign limited to 32 square feet would be disproportionately small relative to the building architecture and would not provide adequate visibility or identification.

The proposed 120-square-foot sign has been integrated into the overall architectural design of the project and will serve as a high-quality architectural feature rather than a standalone advertising element. The sign area increase will improve wayfinding and business identification without creating adverse visual impacts, as the sign remains attached to the building and does not introduce additional freestanding signage.

Furthermore, the proposed sign is consistent with the scale and character of signage commonly associated with larger commercial, mixed-use, hospitality, and entertainment developments. The additional sign area allows for improved readability and recognition while maintaining an attractive and cohesive appearance. The request does not increase building height, intensify the use of the property, or adversely affect neighboring properties.

For these reasons, the proposed projecting sign represents a reasonable and aesthetically compatible alternative that fulfills the intent of the sign regulations while providing effective identification for the development.

A key component of the signage program is the proposed Interstate 15 freestanding sign, which is approximately 175 feet in height and 75 feet in width. The sign is designed to provide visibility to motorists traveling along Interstate 15 and is consistent with the scale and character of other major resort hotels and casino signs located throughout the Las Vegas resort corridor. The proposed hotel tower will have a maximum height of approximately 85 feet; therefore, the I-15 pylon sign will extend approximately 90 feet above the hotel structure. While Title 30 generally requires that a freestanding sign not exceed the height of the principal building, the unique circumstances of this site justify the requested deviation.

The hotel/casino is located approximately 2,000 feet from Interstate 15, a major interstate transportation corridor with a posted speed limit of 65 miles per hour. Due to the distance between the freeway and the hotel buildings, as well as the high-speed nature of traffic traveling along Interstate 15, additional sign height is necessary to provide adequate visibility, identification, and wayfinding for the development. Without the requested height increase, the effectiveness of the sign would be substantially diminished, reducing its ability to serve its intended purpose. Given the separation distance from the hotel and surrounding development, the additional sign height will have minimal visual impact on the project site or adjacent properties.

The proposed freestanding sign along Las Vegas Boulevard South is located approximately 50 feet from a monument sign, whereas a minimum separation distance of 100 feet is required by Title 30. A deviation is therefore requested to permit the reduced separation.

Although the proposed separation is less than the prescribed standard, the monument sign serves a distinct function from the pylon sign. The monument sign is primarily intended to provide directional guidance and site identification for vehicles entering the development, assisting patrons in locating the appropriate access points and circulation routes within the resort property. While the monument sign includes the name and branding of the resort and is therefore classified as an identification sign, its purpose is fundamentally different from that of the larger freestanding sign.

The freestanding sign is designed to provide visibility to motorists traveling along Las Vegas Boulevard South and serves as the primary identification feature for the resort from a distance. In contrast, the monument sign functions at a pedestrian and vehicular scale closer to the site entrance, providing wayfinding and directional information for visitors who have already identified the destination and are preparing to enter the property.

Due to the differing scale, purpose, and viewing distance of the two signs, the reduced separation will not create visual clutter, diminish sign effectiveness, or adversely affect traffic safety. Instead, the signs function in a complementary manner, with the pylon sign providing long-range visibility and the monument sign providing immediate site identification and directional assistance. Together, they create an integrated signage system that enhances wayfinding and visitor experience while maintaining compatibility with the overall character of the Las Vegas Boulevard South corridor.

Accordingly, the requested deviation is justified because the two signs serve different operational purposes, and the reduced separation will not adversely impact the surrounding area, public safety, or the effectiveness of the overall signage program.

FINDINGS

The proposed signage has been designed to comply with all applicable structural, electrical, and illumination requirements. The signage will incorporate modern lighting technology, brightness controls, and operational standards designed to ensure safe visibility without creating glare or hazardous conditions for motorists or adjacent properties. The sign locations have been carefully coordinated with site access points, traffic circulation patterns, and surrounding infrastructure to ensure that the signage functions as an effective wayfinding tool while maintaining public safety.

The subject property is located within a resort-oriented corridor characterized by large-scale hotel, casino, entertainment, and commercial developments that rely upon prominent signage for identification and visibility. The proposed signage program is compatible with the established visual character of the corridor and is consistent with the scale of signage found throughout the Interstate 15 -Las Vegas Blvd resort environment.

The proposed resort hotel and casino development operates at a significantly different scale than typical commercial developments regulated under the same code provisions. Resort properties rely heavily on regional visibility, destination recognition, and visitor wayfinding to remain economically viable. The subject site's location along Interstate 15, combined with its distance from the freeway and the scale of the proposed development, creates unique visibility challenges that are not typically encountered by conventional commercial properties. The proposed signage program has been specifically designed to address these unique site conditions and operational requirements. The requested sign area, electronic message units, and sign height are directly related to the property's location within a major resort corridor and are necessary to establish a visible and competitive presence within the regional marketplace.

The requested deviations are consistent with the operational characteristics and signage patterns of other resort hotel and casino developments located along Interstate 15 and within the Las Vegas resort corridor. Similar developments have historically required larger sign areas, taller freestanding signs, and electronic display components to effectively identify their properties and serve the traveling public.

The master sign plan allows the subject property to compete on equal footing with similarly situated resort developments that possess comparable visibility requirements, operational characteristics, and market demands. The proposed signage program reflects industry standards for destination resort properties and is appropriate for the scale and intensity of the proposed use.

CONCLUSION

The proposed Master Sign Plan has been carefully designed to create a cohesive, attractive, and effective signage program that complements the architecture and character of the proposed resort hotel development while enhancing visibility, wayfinding, and visitor experience.

The proposed signage is consistent with the scale and function of major resort developments within the Las Vegas Boulevard South and Interstate 15 resort corridor, will not adversely impact surrounding properties, and supports the long-term economic viability of the project.

We respectfully request approval of the proposed Master Sign Plan and associated deviations. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Lucy Stewart
LAS Consulting

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0449-EAGLE NEST HENDERSON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-205-005 through 177-05-205-008; 177-05-205-013; 177-05-205-017; 177-05-205-019

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of patent easements which are no longer needed for the development of the site.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IP (AE-60)	Distribution center
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP) (AE-60)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP) (AE-60)	Undeveloped

*The CC 215 Beltway is directly north of the subject site

Related Applications

Application Number	Request
WS-26-0448	Waivers of development standards and a design review for a single-family residential subdivision 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.

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;
- Applicant to construct a 5-foot asphalt path along Maule Avenue;
- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DR HORTON INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-DR-26-0448 and VS-26-0449

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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

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PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/26 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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(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

Kathleen Hickman, 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

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
Tyler Brady	(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 6/2/26

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-26-100768

ASSESSOR PARCEL #(s): 177-05-205-005, 177-05-205-006, 177-05-205-007, 177-05-205-008, 177-05-205-013, 177-05-205-017 & 177-05-205-019

PROPERTY ADDRESS/ CROSS STREETS: Maule & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Eagle Nest Henderson, LLC

ADDRESS: 14 Sugarberry Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Dr. Suite 141

CITY: Henderson

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-883-5309 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # RCI # 217076

*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.

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

04-30-2026
Date



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANAYCORP.COM

July 9, 2026

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

Re: Maule & Valley View
APR-26-100768
APN: 177-05-205-005, 177-05-205-006, 177-05-205-007, 177-05-205-008, 177-05-205-013, 177-05-205-017 & 177-05-205-019
Justification Letter WS

To whom it may concern:

Taney Engineering, on behalf of D R Horton, is respectfully submitting justification for Waiver of Development Standards and a Design Review for a proposed 2.2 gross acre, 4-lot single-family residential subdivision.

Proposed Project

The subject site is 2.2 gross acres and located north of Maule Avenue and west of Valley View Boulevard. The proposed project is requested to allow for the development of a 4-lot single-family residential subdivision with a density of 1.82 dwelling units per acre. The lots range in size from 27,504 square feet (17,730 net square footage) to 21,346 square feet (16,920 net square footage), with an average lot size of 23,499 square feet (17,240 net square feet). The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood).

Maule Avenue will stay in their rural conditions. Lots 1-4 will be accessed via a 39-foot-wide private street that terminates in a cul-de-sac.

No landscaping is proposed on Maule Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	Business Employment (BE)	Industrial Park (IP)
South (Developed)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)



East (Undeveloped)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Street Landscaping

A Waiver of Development Standards is requested for Section 30.04.01(D)(7)(i) is requested to waive the required landscaping for the subject site for both Valley View Boulevard and Maule Avenue. The surrounding area contains little to no existing landscaping, and the proposed request is consistent with the established character and development pattern of the vicinity. Due to the existing conditions of the area, the absence of landscaping will not create visual incompatibility or negatively impact adjacent properties. The request will not adversely affect public health, safety, or welfare, and the overall site design will remain cohesive and compatible with the surrounding development.

As well as requesting to waive street landscaping we are also asking to waive the landscape buffer. This request is for a waiver of the perimeter landscaping requirements outlined in Title 30, Sections 30.04.02(B) and (C). Specifically, the request is for the required 15-foot landscape buffer and 8-foot decorative screen wall along the north property line of Lot #4.

The requested waiver is based on site design constraints and the desire to maximize the efficient use of the property while maintaining the overall functionality of the development. Providing the required landscape buffer and decorative screen wall in these locations would significantly reduce the usable area of the site without providing a proportional benefit. The proposed site design maintains compatibility with adjacent properties and is consistent with the overall intent of the development standards.

Based on these considerations, we respectfully request approval of this landscaping waiver. The proposed development will continue to provide a high-quality site design while meeting the intent of Title 30 and supporting orderly and compatible development of the property.

The applicant will satisfy the tree planting requirement through payment of the applicable fee-in-lieu in accordance with the provisions of Title 30. This approach ensures compliance with the intent of the tree planting requirements by contributing to community landscaping improvements while allowing the site to be developed in an efficient and functional manner.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Maule Avenue to include curb, gutter, detached sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and with an RNP/NPO Overlay District and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, or streetlights.



Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4-foot-high retaining wall along the entire south property boundary, we are asking for a 5- foot retaining wall for the entire north side, a 5-foot on the entire east side of the boundary where 3 is allowed. The Cross Sections show 3.5 and 4.5 and 4.5 feet, but we are asking for extra as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Design Review- Architecture

The proposed Design Review consists of three residential floor plans with a variety of architectural elevations designed to provide visual interest and compatibility throughout the development. Plan 3875 is a one-story model featuring Modern Farmhouse, Prairie, Mid-Century Modern, and Modern Prairie architectural styles. Plan 4425 is a two-story model offering Elevation A, Elevation B, and Elevation C variations, while Plan 4650 is a one-story model also consisting of Elevation A, Elevation B, and Elevation C options. Each residence includes a four-car garage, EV charging capabilities, and driveways designed to accommodate a minimum of two additional vehicles. The proposed homes are designed to comply with all applicable development standards, including the requirement for a minimum of two decorative features per façade, ensuring high-quality architectural design and enhanced streetscape character throughout the project.

Plan Name	Square Footage	Stories	Height	Garages
Plan 4650	4,650	1 story	Varies	2 car garage
Plan 4425	4,425	2 story	Varies	4 car garage

Plan Name	Height	Architectural Features
Plan 4650 “A” Prairie	17’ 10”	Front Elevation: - Variable Roof line - Stucco Window Trim - Windows - Stone Veneer Rear Elevation: - Covered Patio - Patio Doors - Stucco Window Trim - Windows Right Elevation: - Variable Roof line - Window Trim - Stone Veneer - Window Left Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4650 “B” Mid Century	18’-11”	Front Elevation: - Covered Entry



		- Variable Roof line - Stucco Window Trim - Panels - Stone Veneer Rear Elevation: - Covered Patio - Window Trim - Windows Right Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer Left Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4650 "C" Modern Prairie	17'-10"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Panels - Stone Veneer Rear Elevation: - Covered Patio - Window Trim - Windows - Patio Doors Right Elevation: - Variable Roof line - Window Trim - Windows Left Side Elevation: - Variable Roof line - Window Trim - Windows
Plan 4425 "A" Prairie	21'-0"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Windows - Stone Veneer - 4 Car Garages Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows



		House Side Elevation: - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4425 "B" Mid-Century Modern	26'-6"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Panels - Stone Veneer - 4 Car Garage Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows House Side Elevation: - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4425 "C" Modern Prairie	21'-0"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows - Patio Doors House Side Elevation: - Variable Roof line



		- Window Trim - Windows - Stone Veneer - Panels Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
--	--	--

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0448-EAGLE NEST HENDERSON LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; 4) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-205-005 through 177-05-205-008; 177-05-205-013; 177-05-205-017; 177-05-205-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Valley View Boulevard where required per Section 30.04.01D.
b. Eliminate street landscaping along Maule Avenue where required per Section 30.04.01D.
2. Eliminate buffering and screening adjacent to a freeway where a 15 foot landscape buffer with an 8 foot decorative screen wall is required by Section 30.04.02C.
3. a. Increase retaining wall height along north property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 67% increase).
b. Increase retaining wall height along east property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 67% increase).
c. Increase retaining wall height along south property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
4. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Maule Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2

- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 1.82
- Minimum/Maximum Lot Size (square feet): 27,504/21,346 (gross) 22,823/16,920 (net)
- Number of Stories: 1 and 2
- Building Height (feet): Up to 27
- Square Feet: 4,425 to 4,650

Site Plan

The plans depict a 4 lot single-family residential subdivision located at the northeast corner of Maule Avenue and Valley View Boulevard. All lots are accessed from a 39 foot wide private street which runs along the eastern side of the lots. The private street connects to Maule Avenue located to the south. The private street is proposed to terminate in a cul-de-sac on the north end of the subdivision.

Landscaping

The applicant is not providing the required buffering and screening along the north side of Lot 4 adjacent to the 215 Beltway, which requires a waiver request. Street landscaping is not proposed along Valley View Boulevard and is not proposed along Maule Avenue, which is also the subject of a waiver request.

Elevations

The plans show single-family detached homes comprising three different 1 story models and three 2 story models. The 2 story models range from 26 feet to 27 feet in height, while the 1 story models range from 17 feet in height to 19 feet in height. Each model includes 3 different elevations. The 1 story model homes and 2 story homes provide a 4 car garage. Each façade provides at least 2 architectural features that may include covered entry, covered patio, variable roof line, and varied building materials.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 2 story models feature a first floor plan with 1,897 square feet and a second floor with 2,558 square feet for a total of 4,425 square feet. The plans include 5 bedrooms, a loft, and a laundry room on the 2nd floor and a multi-gen suite with a bedroom, living room, kitchen and dining areas on the 1st floor. Each model has a 3 to 4 car garage and a rear covered patio. The 1 story floor plan is 4,650 square feet and features 4 bedrooms, a game room, great room, dining room, kitchen with a nook, covered outdoor patio, and two side loading garages with an auto court.

Applicant's Justification

The applicant requests waivers for landscaping and off-site improvement standards due to existing area conditions and site design constraints. Street landscaping along Valley View Boulevard and Maule Avenue, as well as the required 15 foot landscape buffer and 8 foot decorative screen wall on the north property line, are not necessary because the surrounding neighborhood lacks such improvements and providing them would reduce usable site area without enhancing compatibility. The development remains cohesive with the established rural character and will not negatively impact adjacent properties. The applicant will satisfy tree

planting requirements through the fee-in-lieu option. Additionally, the request includes waiving full off-site improvements on Maule Avenue that is consistent with nearby rural street conditions and allowing an increase in retaining wall heights necessary for proper site drainage. The proposed architectural design includes three floor plans for each 1 and 2 story home with multiple elevations, four car garages, EV ready features, and required decorative elements, ensuring high-quality and compatible residential development.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IP (AE-60)	Distribution center
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP) (AE-60)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP) (AE-60)	Undeveloped

*The CC 215 Beltway is directly north of the subject site

Related Applications

Application Number	Request
VS-26-0449	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

Waivers of Development Standards

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

Waiver of Development Standards #1a

Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. While staff typically does not support eliminating the required street landscaping along Valley View Boulevard, utility equipment exists on the corner of Valley View Boulevard and Maule Avenue and street landscaping along the west side of Valley View Boulevard was recently approved, therefore, staff can support this request.

Waiver of Development Standards #1b

Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. Maule Avenue functions as a rural street corridor, but street landscaping in this location would still improve shade, reduce dust, and enhance corridor conditions consistent with Title 30's intent. This is a new development, the subdivision can be redesigned to accommodate required landscaping outside of the right-of-way along south property line, and for these reasons, staff does not support eliminating the required street landscaping along Maule Avenue.

Waiver of Development Standards #2

The intent of buffering and screening adjacent to a freeway corridor is to mitigate noise, air quality impacts, and other externalities generated by high-volume vehicular traffic, thereby ensuring the livability and compatibility of adjoining properties. In this case, the 215 Beltway is situated below the grade of the adjacent Lot 4. The applicant is not providing the required 15 foot wide landscape buffer; however, a 6 foot block wall with a 5 foot retaining wall is proposed along the north property line of Lot 4. Staff finds that appropriate buffering and screening remain necessary to reduce noise and other adverse impacts on the residential uses adjacent to the 215 Beltway. Based on these considerations and the absence of the required landscape buffer, staff cannot support the request.

Waivers of Development Standards #3a, #3b, & #3c

The purpose of reviewing increased retaining wall and fill height is to ensure that such increases do not create negative impacts on surrounding properties. While the applicant cites drainage and grading needs, staff finds that alternative design solutions may exist that would reduce wall heights, especially along the Maule Street frontage, or distribute grade changes more gradually. Additionally, the subject site is located within the Neighborhood Protection Overlay district which strongly discourages the increase of retaining wall heights. Therefore, staff recommends denial.

Design Review

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

Staff finds that the architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. The building

design includes at least 2 architectural features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. Staff also notes that each lot provides adequate on-site parking. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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.

The property lies within the AE 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #1a and the design review; denial of waivers of development standards #1b, #2, #3 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Maule Avenue.

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-05-205-007; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0047-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7

APPLICATION NUMBER(s): WS-DR-26-0448 and VS-26-0449

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 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: 9/2/26 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:

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

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Goodsprings Community Center
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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-26-100768

ASSESSOR PARCEL #(s): 177-05-205-005, 177-05-205-006, 177-05-205-007, 177-05-205-008, 177-05-205-013, 177-05-205-017 & 177-05-205-019

PROPERTY ADDRESS/ CROSS STREETS: Maule & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Eagle Nest Henderson, LLC

ADDRESS: 14 Sugarberry Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Dr. Suite 141

CITY: Henderson

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-883-5309 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

04-30-2026
Date



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 9, 2026

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

Re: Maule & Valley View
APR-26-100768
APN: 177-05-205-005, 177-05-205-006, 177-05-205-007, 177-05-205-008, 177-05-205-013, 177-05-205-017 & 177-05-205-019
Justification Letter WS

To whom it may concern:

Taney Engineering, on behalf of D R Horton, is respectfully submitting justification for Waiver of Development Standards and a Design Review for a proposed 2.2 gross acre, 4-lot single-family residential subdivision.

Proposed Project

The subject site is 2.2 gross acres and located north of Maule Avenue and west of Valley View Boulevard. The proposed project is requested to allow for the development of a 4-lot single-family residential subdivision with a density of 1.82 dwelling units per acre. The lots range in size from 27,504 square feet (17,730 net square footage) to 21,346 square feet (16,920 net square footage), with an average lot size of 23,499 square feet (17,240 net square feet). The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood).

Maule Avenue will stay in their rural conditions. Lots 1-4 will be accessed via a 39-foot-wide private street that terminates in a cul-de-sac.

No landscaping is proposed on Maule Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	Business Employment (BE)	Industrial Park (IP)
South (Developed)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)



East (Undeveloped)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Street Landscaping

A Waiver of Development Standards is requested for Section 30.04.01(D)(7)(i) is requested to waive the required landscaping for the subject site for both Valley View Boulevard and Maule Avenue. The surrounding area contains little to no existing landscaping, and the proposed request is consistent with the established character and development pattern of the vicinity. Due to the existing conditions of the area, the absence of landscaping will not create visual incompatibility or negatively impact adjacent properties. The request will not adversely affect public health, safety, or welfare, and the overall site design will remain cohesive and compatible with the surrounding development.

As well as requesting to waive street landscaping we are also asking to waive the landscape buffer. This request is for a waiver of the perimeter landscaping requirements outlined in Title 30, Sections 30.04.02(B) and (C). Specifically, the request is for the required 15-foot landscape buffer and 8-foot decorative screen wall along the north property line of Lot #4.

The requested waiver is based on site design constraints and the desire to maximize the efficient use of the property while maintaining the overall functionality of the development. Providing the required landscape buffer and decorative screen wall in these locations would significantly reduce the usable area of the site without providing a proportional benefit. The proposed site design maintains compatibility with adjacent properties and is consistent with the overall intent of the development standards.

Based on these considerations, we respectfully request approval of this landscaping waiver. The proposed development will continue to provide a high-quality site design while meeting the intent of Title 30 and supporting orderly and compatible development of the property.

The applicant will satisfy the tree planting requirement through payment of the applicable fee-in-lieu in accordance with the provisions of Title 30. This approach ensures compliance with the intent of the tree planting requirements by contributing to community landscaping improvements while allowing the site to be developed in an efficient and functional manner.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Maule Avenue to include curb, gutter, detached sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and with an RNP/NPO Overlay District and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, or streetlights.



Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4-foot-high retaining wall along the entire south property boundary, we are asking for a 5- foot retaining wall for the entire north side, a 5-foot on the entire east side of the boundary where 3 is allowed. The Cross Sections show 3.5 and 4.5 and 4.5 feet, but we are asking for extra as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Design Review- Architecture

The proposed Design Review consists of three residential floor plans with a variety of architectural elevations designed to provide visual interest and compatibility throughout the development. Plan 3875 is a one-story model featuring Modern Farmhouse, Prairie, Mid-Century Modern, and Modern Prairie architectural styles. Plan 4425 is a two-story model offering Elevation A, Elevation B, and Elevation C variations, while Plan 4650 is a one-story model also consisting of Elevation A, Elevation B, and Elevation C options. Each residence includes a four-car garage, EV charging capabilities, and driveways designed to accommodate a minimum of two additional vehicles. The proposed homes are designed to comply with all applicable development standards, including the requirement for a minimum of two decorative features per façade, ensuring high-quality architectural design and enhanced streetscape character throughout the project.

Plan Name	Square Footage	Stories	Height	Garages
Plan 4650	4,650	1 story	Varies	2 car garage
Plan 4425	4,425	2 story	Varies	4 car garage

Plan Name	Height	Architectural Features
Plan 4650 “A” Prairie	17’ 10”	Front Elevation: - Variable Roof line - Stucco Window Trim - Windows - Stone Veneer Rear Elevation: - Covered Patio - Patio Doors - Stucco Window Trim - Windows Right Elevation: - Variable Roof line - Window Trim - Stone Veneer - Window Left Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4650 “B” Mid Century	18’-11”	Front Elevation: - Covered Entry



		- Variable Roof line - Stucco Window Trim - Panels - Stone Veneer Rear Elevation: - Covered Patio - Window Trim - Windows Right Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer Left Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4650 "C" Modern Prairie	17'-10"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Panels - Stone Veneer Rear Elevation: - Covered Patio - Window Trim - Windows - Patio Doors Right Elevation: - Variable Roof line - Window Trim - Windows Left Side Elevation: - Variable Roof line - Window Trim - Windows
Plan 4425 "A" Prairie	21'-0"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Windows - Stone Veneer - 4 Car Garages Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows



		House Side Elevation: - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4425 "B" Mid-Century Modern	26'-6"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Panels - Stone Veneer - 4 Car Garage Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows House Side Elevation: - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
Plan 4425 "C" Modern Prairie	21'-0"	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Windows - Panels - Stone Veneer Rear Elevation: - Covered Patio - Variable Roof line - Window Trim - Windows - Patio Doors House Side Elevation: - Variable Roof line



		- Window Trim - Windows - Stone Veneer - Panels Garage Side Elevation: - Variable Roof line - Window Trim - Windows - Stone Veneer
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0417-SILVER SERENE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

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

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

RELATED INFORMATION:

APN:

176-16-701-007; 176-16-701-008; 176-16-701-025

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 20 feet where 40 feet is the minimum required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50
- Project Type: Single-family residential development
- Number of Lots: 13
- Minimum/Maximum Lot Size (square feet): 20,088/30,852 (gross) and 16,472/26,851 (net) (previously approved)
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 3,452 to 4,102

Site Plan

The plan depicts an approved subdivision consisting of 13 single-family residential lots. Lots 1 through 6 are accessed from a 39 foot wide private street with roll curbs on both sides and no sidewalks, which terminates in a cul-de-sac. Lots 1 through 6 were approved for front setbacks of 20 feet on a private street. Lots 7 through 12 front Miller Lane, a 50 foot wide public street with detached sidewalks on both sides of Miller Lane. Lot 13 is located at the northeast corner of the subdivision and has direct access from Cougar Avenue, where a detached sidewalk is

provided. The waiver of development standards is requested to reduce the front yard setback for Lots 7 through 13 to 20 feet, where 40 feet is the minimum required setback per Section 30.02.04. The applicant is also requesting to replace the previously approved floor plans and elevations.

Landscaping

No changes are proposed to the landscape plan.

Elevations

The previously approved plans depicted 3 single-story homes that measured up to 23 feet in height. The approved elevations depicted 4 sides consisting of a concrete tile roof, a stucco exterior with variable rooflines, window trim, faux window shutters, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors. The proposed elevations include a mix of 3 and 4 car garages with an optional side loaded garage. The proposed building elevations have a combination of materials including painted stucco in a neutral color palette, stone accents, and select metal cladding elements. Accent walls will be incorporated to complement and blend with the surrounding environment. The architectural style is characterized by the applicant as Desert Modern and New Century Modern. The new plans include an optional detached accessory living quarters. The maximum height of the proposed one-story residences will be 21 feet.

Floor Plans

The previously approved floor plans show a minimum area of 3,479 square feet to 4,019 square feet. The proposed product includes three single-story floor plans ranging in size from approximately 3,452 square feet to 4,102 square feet. These homes will offer a mix of three- and four car garages, each complemented by two-car driveways. Side loaded single car garages are an option with the proposed plans.

Applicant's Justification

The applicant is requesting a modification to the development standards to allow for a reduced front setback on lots that front a public street (Lots 7 through 13) so that the front setbacks for all lots within this subdivision are the same. The new home plans include three single-story floor plans ranging in size from approximately 3,452 square feet to 4,102 square feet. The proposed design and setbacks will provide more than enough parking to meet Title 30 standards. The reduced setback allows for a minimum distance of 20 feet to the livable space of each home and over 20 feet from the sidewalks to the front of each garage, with most being 25 feet from the edge of the sidewalk. All homes are single story with a maximum height of 21 feet and accessory buildings have a maximum height of 14 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0710	Waiver of development standards to reduce front yard setbacks, reduce net lot area, and floor plans	Approved by BCC	November 2025
ZC-1026-05	Zone change from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The setback requirement from public streets is intended to match the character of neighboring rural residential properties. Master Plan Policy 1.5.2 supports compatible development in the RNP areas, including similar building orientations along the edges of RNP development. The proposed reduction in setbacks would not be compatible with existing RNP development, or prevailing orientation and setbacks in the existing RNP areas. The larger front yard standard supports RNP character and is supported by Title 30 and the Master Plan. Title 30 allows for a 12 foot reduction in front setbacks in exchange for enhanced elevation features and front yard landscaping. This request exceeds that 12 foot setback relief by 8 feet without a corresponding benefit. For these reasons, staff is unable to 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 elevations and architectural features are not considered unsightly or undesirable in appearance. All four sides of the homes include design elements that meet the minimum standards required by Title 30, including varied rooflines, decorative treatments, and material articulation. In addition, Master Plan Policy 1.1.3 supports accessory living quarters in

established neighborhoods. However, the models cannot be placed on the lots in compliance with Title 30; therefore, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0489-2016 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINA MALEKI

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-26-0417

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

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

Date 8/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/2026 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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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 3/4/26

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-26-100576

ASSESSOR PARCEL #(s): 176-16-701-007, 008, 025

PROPERTY ADDRESS/ CROSS STREETS: W Cougar Avenue & Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

- Design Review & Wavier of Development Standards to update WS-25-0710
(A 13 lot Single Family Development)

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST / ROOHANI KHUSROW TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702.614.1452 CELL N/A ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 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.

K. J. Embrain
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

04/01/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100576

ASSESSOR PARCEL #(s): 176-16-701-007, 008, 025

PROPERTY ADDRESS/ CROSS STREETS: W Cougar Avenue & Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

- Design Review & Wavier of Development Standards to update WS-25-0710
(A 13 lot Single Family Development)

PROPERTY OWNER INFORMATION

NAME: Silver Serene, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702.614.1452 CELL N/A ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

[Signature]
Property Owner (Signature)*

F. ROBBIN
Property Owner (Print)

04/02/2026
Date

July 1, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.
(APN's:176-16-701-007, 008 & 025)**

To Whom it May Concern,

On behalf of our client, Tri Pointe Homes Nevada, Inc., we respectfully submit this application for a Design Review and Waiver of Development Standards for a proposed single-family detached residential development located at the southeast corner of Warbonnet Way and Cougar Avenue. The subject site is more particularly described as Assessor's Parcel Numbers 176-16-701-007, 176-16-701-008, and 176-16-701-025. Our client is currently in the process of acquiring the subject parcels from the existing landowner. The recently approved entitlements were originally designed to accommodate Richmond American Homes product. Through this request, we are proposing to replace the previously approved Richmond American Homes floor plans with the enclosed Tri Pointe Homes floor plans and corresponding elevations. In addition, we are requesting a modification to the development standards to allow for a reduced front setback on lots that front perimeter public streets (i.e., Lots 7-13) so that the front setbacks for all lots within this subdivision are the same.

The proposed Tri Pointe Homes product includes three single-story floor plans ranging in size from approximately 3,452 square feet to 4,102 square feet. These homes will offer a mix of three- and four-car garages, each complemented by two-car driveways. Based on the project's requirements, a total of 29 parking spaces is required (calculated at 2.2 spaces per lot across 13 lots). The project substantially exceeds this requirement by providing over 78 parking spaces through a combination of garage parking (including three- and four-car garages), two-car driveways, and a minimum of one on-street parking space per lot (minimum 6.0 spaces per lot), thereby significantly surpassing the minimum parking standards. Architecturally, the homes will primarily feature composite shingle roofing with a portion of the "A" elevations to have standing metal seam roofing. The buildings themselves will have a combination of materials including painted stucco in a neutral color palette, stone accents, and select metal cladding elements. Accent walls will be incorporated to complement and blend with the surrounding natural environment. The architectural style is characterized as Desert Modern and New Century Modern. All primary structures will have a maximum building height of 20 feet and 8 inches.

Additionally, four distinct accessory structures will be offered at this development as separate options to future homebuyers on lots that can accommodate these structures by meeting all applicable minimum setbacks and lot coverage maximums. These include one Accessory Living Quarters, and three distinct Accessory Buildings as outlined in the table on the next sheet. While there is no limit within Title 30 for the number of Accessory Buildings allowed on a single residential lot, the optional Accessory Living Quarters will be limited to only one per residential lot (that can accommodate it).

Design Review

The proposed development consists of thirteen (13) detached, single-family residential lots designed as a single-story subdivision. The updated home plans will feature a maximum building height of twenty feet eight inches (20'-8"), ensuring compatibility with surrounding residential scale and character. Each lot will be developed with a single-family home that includes either a three-car or four-car garage configuration, as determined by the selected floor plan. All homes will also provide a two-car driveway to accommodate additional off-street parking and enhanced functionality for residents and guests. In addition, each lot will have the option to include one Accessory Living Quarters—offering flexibility for multi-generational living arrangements or extended guest accommodation or other Accessory Buildings, which are consistent with applicable zoning and development standards.

Below is a comparison of the approved House plans to the Proposed House plans for your convenience.

Approved Richmond Homes (3 plans total)	Proposed Tri Pointe Homes (6 plans total)
Rocco – 3,479 SQ. FT Height – 20'-9"	New Century Modern Plan 1A 3,452 SQ. FT, Max Height from Finished Grade: 20'-8"
Rowan – 3,697 SQ. FT Height – 21'-6"	Desert Modern Plan 1B 3,452 SQ. FT, Max Height from Finished Grade: 20'-7"
Robert – 4,019 SQ. FT Height – 22'-2"	New Century Modern Plan 2A 3,740 SQ. FT, Max Height from Finished Grade: 19'-4"
	Desert Modern Plan 2B 3,740 SQ. FT, Max Height from Finished Grade: 19'-1"
	New Century Modern Plan 3A 4,102 SQ. FT, Max Height from Finished Grade: 19'-8"
	Desert Modern Plan 3B 4,102 SQ. FT, Max Height from Finished Grade: 19'-8"

Optional Accessory Structure	Interior Square Footage	Lot Coverage (Square Footage)	Max Bldg Height from Finished Grade
Accessory Living Quarters	312	522	A Elevation: 13'4" B Elevation: 13'11"
Accessory Building (Detached Garage)	560	825	A Elevation: 14'0" B Elevation: 14'0"
Accessory Building 1 (Cabana)	N/A	522	A Elevation: 13'4" B Elevation: 12'9"
Accessory Building 2 (Game Room)	312	522	A Elevation: 13'4" B Elevation: 13'11"

Waiver of Development Standards

1. A reduction of the required front yard setback from 40 feet to 20 feet is being requested for Lots 7 through 13, specifically for the living-forward or side-loaded garage portions of the homes that face Miller Lane and Cougar Avenue, both of which are 60-foot rights-of-way, as governed by Title 30.02.04. The proposed home designs will maintain a minimum 30-foot setback to the street-facing garage doors. The requested 20-foot setback applies only to the nearest portions of the structure, such as the side-loaded garage or finished living space and does not affect the primary vehicular access or usability of the driveway. This modification is not intended to increase building square footage, but rather to match the existing front yard setbacks of Lots 1-6 and enhance the functional rear yard areas of the lots, improving livability and usability for future residents. The design approach ensures that adequate spacing and visual consistency along the frontages are preserved. Additionally, this request is consistent with historical setback measurement practices, which were traditionally taken from the property line (centerline of the street), provided a minimum 20-foot driveway length was maintained. The proposed layout reflects similar development patterns found within the surrounding area and aligns with previously approved configurations. For these reasons, the requested setback reduction is reasonable, contextually appropriate, and supports improved site design without compromising safety, access, or neighborhood compatibility.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-501-031

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that a zone change is requested to allow for the development of an 11 lot single-family residential subdivision. The request is in conformance with the Master Plan and is consistent and compatible with existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-04-500188	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-04-0557	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-04-0556	Waiver to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-03-1865	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-01-0497	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential developments

Related Applications

Application Number	Request
VS-26-0435	An application for vacation and abandonments is a companion item on this agenda.
WS-26-0434	A waiver and design review for a single-family residence subdivision is a companion item on this agenda.
TM-26-500104	A tentative map application 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 proposed RS3.3 zoning on the site is in conformance with the Master Plan, is consistent and compatible with the surrounding neighborhoods, and is in harmony with the development trends along Levi Avenue and Jones Boulevard. Surrounding the project site there are existing single family residential developments located within an RS3.3 zone. Staff finds the request for RS3.3 zoning is appropriate for this location and supports the County's goal of accommodating the diversification of housing options.

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 to show fire hydrant locations on-site and within 750 feet;
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0488-

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9

APPLICATION NUMBER(s): ZC-26-0433

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 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: 9/2/26 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:

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
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

Kathleen Hickman, 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

UPPER & 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

Kathleen Hickman, 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

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
Tyler Brady	(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 6/2/26

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-26-100508

ASSESSOR PARCEL #(s): 176-35-501-031

PROPERTY ADDRESS/ CROSS STREETS: Levi & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision

PROPERTY OWNER INFORMATION

NAME: The AAC Living Trust

ADDRESS: 7255 Tara Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: 702-363-0340

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Pkwy Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-365-8588

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

*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.

Anna Cuva
Property Owner (Signature)*
John A. Cuva

ANNA CUVA
Property Owner (Print)
JOHN A. CUVA

07/08/26
Date
07-08-26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 4, 2026

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

Re: Levi & Bronco
APR-26-100508
APN: 176-35-501-031
Justification Letter ZC

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Zone Boundary Amendment in support of a proposed 2.50 gross acre, 11-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, Design Review and Vacation.

Property Information

The subject site is 2.50 gross acres and located north of Levi Avenue and west of Bronco Street. A Tentative Map is requested to allow for the development of a 11-lot single-family residential subdivision with a density of 4.4 dwelling units per acre. The lots range in size from 3,360 square feet to 15, 113 square feet, with an average lot size of 6,315 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Zone Change

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS3.3 (Single Family Residential District). The surrounding properties are all zoned RS3.3. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

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

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



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

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is fluid and cursive, with the first name "Susan" and last name "Florian" clearly distinguishable.

Susan Florian
Land Planner

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:

VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-501-031

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation of two, 30 foot wide patent easements and a portion of a BLM right-of-way grant. The easements are no longer needed for right-of-way and utility purposes and the vacation is necessary to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-26-0434	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500104	A tentative map for an 11 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- 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 objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0435

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 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: 9/2/26 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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- PC/BCC meeting information will be emailed to the correspondent on file.
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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
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

Kathleen Hickman, 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

UPPER & 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

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650 W. Quartz Avenue, Sandy Valley

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Searchlight Community Center
200 Michael Wendell Way, Searchlight

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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

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
Tyler Brady	(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 6/2/26

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-26-100508

ASSESSOR PARCEL #(s): 176-35-501-031

PROPERTY ADDRESS/ CROSS STREETS: Levi & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision

PROPERTY OWNER INFORMATION

NAME: The AAC Living Trust

ADDRESS: 7255 Tara Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-363-0340

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Pkwy Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-365-8588

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

*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.

Anna Cuva
Property Owner (Signature)*

ANNA CUVA
Property Owner (Print)
JOHN A. CUVA

07/08/26
Date
07-08-26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 27, 2026

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

**Re: Levi & Bronco
APR-26-100508
APN: 176-35-501-031
Justification Letter Vacation**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for the vacation of a patent easement and a BLM Easement Grant.

Patent Easement Vacation

This request is to vacate portions of two 30-foot-wide patent easements located along the south and east property boundaries of property boundaries of APN:176-35-501-031.

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

BLM Easement Grant

This request is to vacate a portions of a 30-foot-wide BLM Easement Grant located along the south boundaries of property boundaries of APN:176-35-501-031.

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

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

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

Sincerely,

Susan Florian
Land Planner

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/nd/kh
(For possible action)

RELATED INFORMATION:

APN:

176-35-501-031

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height along the east boundary of the site to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 11
- Density (du/ac): 4.4
- Minimum Maximum Lot Size (square feet): 3,360/15,113
- Number of Stories: 2
- Building Height (feet): 27.5 to 29.5
- Square Feet: 2,040 to 2,621

Site Plan

Access to the proposed single-family residential development is granted via a 39 foot wide, northeast/southwest private street that connects to Bronco Street. A 30 foot wide northwest/southeast private street connects to the 39 foot wide private street. All of the lots within the subdivision face internally toward the private streets, except for lot 10 which takes access from Levi Avenue. The increased retaining wall height is located along the east boundary of the development adjacent to lots 1 and 11.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk, located along Bronco Street and Levi Avenue. Trees, shrubs, and groundcover are planted within the street landscape area.

Elevations

The plans depict 2 story model homes with heights ranging between 27.5 feet to 29.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and stone veneer accents.

Floor Plans

The model residences measure between 2,040 and 2,621 square feet and include 2 car garages.

Applicant's Justification

The increased retaining wall height is necessary so that the site maintains adequate drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-26-0435	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500104	A tentative map for an 11 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage design needs of the proposed subdivision. The increase to the retaining wall height is minor in nature and should not have an adverse or negative impact on the adjacent single-family residential development. Staff recommends approval of this waiver.

Design Review

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

Staff finds the elevations and floor plans are consistent with the single-family residential development within the surrounding area. Four-sided architecture is provided and is harmonious with the surrounding residential development. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- 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

- Applicant to show fire hydrant locations on-site and within 750 feet;
- 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)

- 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 #0488-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0434

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 7:00 PM~~

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

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Date: 9/2/26 Time: 9:00 AM

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(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
Tyler Brady	(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 6/2/26

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-26-100508

ASSESSOR PARCEL #(s): 176-35-501-031

PROPERTY ADDRESS/ CROSS STREETS: Levi & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision

PROPERTY OWNER INFORMATION

NAME: The AAC Living Trust

ADDRESS: 7255 Tara Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-363-0340

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Pkwy Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-365-8588

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

*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.

Anna Cuva
Property Owner (Signature)*
John A. Cuva

ANNA CUVA
Property Owner (Print)
JOHN A. CUVA

07/08/26
Date
07-08-26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORN.COM

July 1, 2026

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

Re: Levi & Bronco
APR-26-100508
APN: 176-35-501-031
Justification Letter WS & DR

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, a Design Review, and Vacation for a proposed 2.50 gross acre, 11-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.50 gross acres and located north of Levi Avenue and west of Bronco Street. A Tentative Map is requested to allow for the development of a 11-lot single-family residential subdivision with a density of 4.4 dwelling units per acre. The lots range in size from 3,360 square feet to 15, 113 square feet, with an average lot size of 6,315 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Levi Avenue and Bronco Street will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-9, and Lot 11 will be accessed via a 39-foot-wide private street that terminates in 30-foot stub streets with "R" curb and gutter. Lot 10 will be accessed through Levi Avenue and will not be double frontage.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Levi Avenue and Bronco Street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)



East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Waiver of Development Standards – Retaining Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4-foot-high retaining wall along the entire east property boundary of lot 1 and 11. The Cross Sections is showing 3.5 feet, and but we are asking extra. The increase in height is necessary so that the site maintains adequate drainage

Design Review – Architecture

This request is for a design review for 3 architectural floor plans and elevations. The two-story detached single-family homes range from 2,040 square feet to 2,621 square feet in size. The exterior of the homes consists of large decorative windows and a combination of stone veneer finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Square Footage	Stories	Height	Garages
Plan 2040	2,040	2 story	27'- 6 1/2	2 car garage
Plan 2358	2,358	2 story	27'-6 1/2"	2 car garage
Plan 3	2,621	2 story	29'-6 1/2"	2 car garage

Plan Name	Architectural Features
Plan 2040	Front Elevation: - Variable Roof line - Window Trim - Window Shutters - Stone Veneer Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Variable Roof line - Window Trim - Stone Veneer Left Side Elevation: - Variable Roof line - Window Trim - Stone Trim
Plan 2358	Front Elevation: - Covered Entry - Variable Roof line



	- Window Trim - Window Shutters Rear Elevation: - Covered Patio - Window Trim - Window Shutters Right Elevation: - Variable Roof line - Window Trim - Stone Veneer Left Side Elevation: - Variable Roof line - Window Trim - Stone Veneer
Plan 3	Front Elevation: - Covered Entry - Variable Roof line - Window Trim - Window Shutters Rear Elevation: - Covered Patio - Window Trim Right Elevation: - Variable Roof line - Window Trim - Stone Veneer Left Side Elevation: - Variable Roof line - Window Trim - Stone Veneer

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

Sincerely,

Susan Florian
Land Planner

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09/02/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:

TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Levi Avenue and west of Bronco Street within Enterprise. J/nd/kh
(For possible action)

RELATED INFORMATION:

APN:

176-35-501-031

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 11
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size (square feet): 3,360/15,113

Project Description

Access to the proposed single-family residential development is granted via a 39 foot wide, northeast/southwest private street that connects to Bronco Street. A 30 foot wide northwest/southeast private street connects to the 39 foot wide private street. All of the lots within the subdivision face internally toward the private streets, except for lot 10 which takes access from Levi Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-26-0434	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0435	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property

included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- The street suffixes shall be spelt out;
- The street shown as Industrial on the vicinity map shall be Dean Martin Drive.

Fire Prevention Bureau

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

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 #0488-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500104

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 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: 9/2/26 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:

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
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

Kathleen Hickman, 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

UPPER & 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

Kathleen Hickman, 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

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
Tyler Brady	(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 6/2/26

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-26-100508

ASSESSOR PARCEL #(s): 176-35-501-031

PROPERTY ADDRESS/ CROSS STREETS: Levi & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision

PROPERTY OWNER INFORMATION

NAME: The AAC Living Trust

ADDRESS: 7255 Tara Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: 702-363-0340

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Pkwy Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-365-8588

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Anna Cuva

Property Owner (Signature)*

ANNA CUVA

Property Owner (Print)

JOHN A. CUVA

07/08/26

Date

07-08-26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 29, 2026

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

Re: Levi & Bronco
APR-26-100508
APN: 176-35-501-031
Justification Letter TM

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.50 gross acre, 11-lot single-family residential subdivision.

Tentative Map

The subject site is 2.50 gross acres and located north of Levi Avenue and west of Bronco Street. A Tentative Map is requested to allow for the development of a 11-lot single-family residential subdivision with a density of 4.4 dwelling units per acre. The lots range in size from 3,360 square feet to 15, 113 square feet, with an average lot size of 6,315 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Levi Avenue and Bronco Street will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-11 will be accessed via a 39-foot-wide private street that terminates in a stub street with "R" curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Levi Avenue and Bronco Street.

The internal private street design for the subdivision will have two internal stub streets. The first sub street will be facing lots 2, 3, 4, 5, 19, and 7. The second sub street Lots 7, 8, 9, 10 and 11 will be facing it. Title 30.04.09(D)(5) indicates the factors to be considered when using a hammerhead design, each is being addressed below to provide a more detail justification.

- i. *The number and layout of parking spaces* – on-street parking spaces are provided throughout the development, located between driveways and on the single loaded north/south street. The first sub street is approximately 135 -ft long with 6 lot facing the sub street. The second sub street is approximately 109 feet with 5 homes facing the street. The low number of homes on each street and the distance to the north/south street where additional parking areas are provided results in a condition providing ample areas for parking in the development.
- ii. *Driveway Length* – each lot will have a title 30 required full length two vehicle driveway, as well as a 2-car garage
- iii. *The number of hammerheads* – two sub streets are proposed in the entire development



iv. *Size of lots* – the lot sizes are 35-ft in width

v. *Shape and other constraints of the property* – the property is square shape and designed in a manner where the primary roadway is on the north west and southwest and they are single loaded allowing for full parking along one side with no homes or driveway conflicts, this design provides for additional parking areas centrally located in a manner where the lots located at the terminus of the sub street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

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

Sincerely,

Susan Florian
Land Planner

Enterprise TAB meeting with Public Works

Background Information Regarding Advanced Planning for Additional/Expanded Arterials:

Enterprise is a rapidly expanding town.

- There is significant undeveloped land in Enterprise and possible expansion outside the disposal boundary.
- Enterprise includes approximately 15 sq miles outside the federal disposal boundary.
- There are significant connectivity barriers to road expansion.
- A plan is underway to add 15,000 affordable homes, most of which will be built in Enterprise.

Significant connectivity barriers:

- South of CC215, arterial roads are spaced every two miles.
- Interstate 15 limits east/west access.
- 4 Major Projects: 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient road facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from I-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.

Two Requested Items for Discussion with Public Works:

1) Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
 - Warm Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

Enterprise TAB meeting with Public Works

2) Update rural road standards:

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The RTC local street design standard does not meet the needs of the RNP neighborhoods.
 - The local/collector street design restricts RNP activities.
 - The update RTC diagrams for rural roads.
- Desired RNP-NPO roads design characteristics:
 - Provide a safe path for pedestrians, bicycles and horses.
 - Provide drainage to prevent flooding.
 - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
 - Provide other traffic mitigation to slow down cut-through and local traffic.
 - Consider the use of mini traffic circles.
 - What street lighting types are needed are needed?