



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

April 1, 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.

- III. Approval of Minutes for March 11, 2026. (For possible action)
- IV. Approval of the Agenda for April 1, 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. **ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action) **04/21/26 PC**
 - 2. **PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action) **04/21/26 PC**
 - 3. **ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise (description on file). JJ/gc (For possible action) **04/21/26 PC**
 - 4. **VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (For possible action) **04/21/26 PC**
 - 5. **WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) reduce departure distance.
DESIGN REVIEW for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action) **04/21/26 PC**
 - 6. **TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action) **04/21/26 PC**

7. **PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action) **04/21/26 PC**

8. **ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:**
ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action) **04/21/26 PC**

9. **WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.**
DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action) **04/21/26 PC**

10. **TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:**
TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action) **04/21/26 PC**

11. **PA-26-700011-CIMMARON SPRING DEUX, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rk (For possible action) **04/21/26 PC**

12. **ZC-26-0139-CIMMARON SPRING DEUX, LLC:**
ZONE CHANGES for the following: **1) reclassify 5.10 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.** Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action) **04/21/26 PC**

13. **VS-26-0140-CIMMARON SPRING DEUX, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/rg/cv (For possible action) **04/21/26 PC**

14. **WS-26-0141-CIMMARON SPRING DEUX, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street width.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action) **04/21/26 PC**

15. **TM-26-500034-CIMMARON SPRING DEUX, LLC:**
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action) **04/21/26 PC**

16. **VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Rogers Street (alignment) located between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/dd/cv (For possible action) **04/21/26 PC**

17. **TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 1.16 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd/cv (For possible action) **04/21/26 PC**

18. **VS-26-0119-CHAR, RANDALL J.:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Gomer Road, and Belcastro Street and Montessori Street within Enterprise (description on file). JJ/nai/cv (For possible action) **04/21/26 PC**

19. **VS-26-0124-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue and Valley View Boulevard and Polaris Avenue (alignment); and a portion of a right-of-way being Frias Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/tpd/cv (For possible action) **04/21/26 PC**

20. **WS-26-0117-CHANDLER, PAUL III & LEANNE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; and 2) eliminate side interior setback for a carport in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chaplin Cove Avenue and west of Bermuda Nights Street within Enterprise. MN/jud/cv (For possible action) **04/21/26 PC**

21. **VS-26-0134-FORD INDUSTRIAL 114, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue (alignment) and Cougar Avenue (alignment), and Dean Martin Drive and I-15 South within Enterprise (description on file). JJ/sd/cv (For possible action) **04/22/26 BCC**

- 22. **UC-26-0133-FORD INDUSTRIAL 114, LLC:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) security fencing; 3) allow a non-decorative fence; 4) increase maximum parking; 5) allow an attached sidewalk; and 6) modified driveway geometrics.
DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action) **04/22/26 BCC**

- 23. **VS-26-0120-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/cv (For possible action) **04/22/26 BCC**

- 24. **WS-26-0121-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action) **04/22/26 BCC**

- 25. **TM-26-500030-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action) **04/22/26 BCC**

VII. General Business

- 1. None.

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

IX. Next Meeting Date: April 15, 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>

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



Enterprise Town Advisory Board

March 11, 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.

Nairee Agulian, 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 February 25, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 25, 2026.

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

IV. Approval of Agenda for March 11, 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:

3. PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
4. ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
5. VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
6. WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
7. TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

9. VS-26-0102-COUNTY OF CLARK (AVIATION):
10. WS-26-0101-COUNTY OF CLARK (AVIATION):
11. TM-26-500026-COUNTY OF CLARK (AVIATION):

12. WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:
13. VS-26-0104-I I5 MOUNTAIN, LLC:
14. UC-26-0105-I I5 MOUNTAIN, LLC:
15. TM-26-500027-I I5 MOUNTAIN, LLC:
20. ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:

16. ZC-26-0098-185 BCC, LLC:
17. VS-26-0100-185 BCC, LLC:
18. UC-26-0099-185 BCC, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center Presents: Spring Speggtacular, Saturday, March 28, 2026, 3 pm – 6 p.m. at the Silverado Park, 9855 Gilespe St. Call 702-455-6811 for more information.
Check in at the park to receive your egg hunt wristband. Wristbands are limited and are first come, first served.

VI. Planning & Zoning

1. **TM-26-500020-DIAMANTE CANYON, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone. Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action) **03/17/26 PC**

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

2. **ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/nai/kh (For possible action) **04/07/26 PC**

Motion by Barris Kaiser

Action: **APPROVE:**

CHANGE Comprehensive Planning bullet #1 to read;

- **1 year** to complete building permits and inspection

Per staff conditions

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

3. **PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

4. **ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce back of curb radius; and 3) allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1.

WITHDRAWN: by the applicant Waivers of Development Standards #s 2 and 3a;

DENY: Waivers of Development Standards #s 3b and 3c

DENY: Design Review

ADD Comprehensive planning condition:

- Add 2 architectural features on elevations facing public roads.

Per staff if approved conditions

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

7. **TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**

TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **WS-26-0076-LEE, NATHANIEL L & ROSITA MENDEGUARIN:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Sterling Creek Street and south of Rock Stream Lane within Enterprise. JJ/tpd/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

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

Motion **PASSED** (3-2) / NAY – Caluya and Shah

9. **VS-26-0102-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON a portion of a right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **WS-26-0101-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive Neighborhood Protection (RNP) Overlay standards; and 3) waive off-site improvements.
DESIGN REVIEW for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards #1 limited to 50% of the lots.

APPROVE: Waivers of Development Standards #s 2 and 3.

APPROVE: Design Review.

ADD Comprehensive Planning condition:

- Single-story homes abutting established single-story homes.

DELETE: Public Works - Development Review condition #3 and 5.

ADD Public Works - Development Review conditions:

- Capovilla Ave and Procyon St Ave to be developed to non-urban rural road standards.
- Provide a 5ft asphalt path along Capovilla Ave and Procyon St.

Per staff if approved conditions

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

11. **TM-26-500026-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

DELETE: Public Works - Development Review condition #3 and 5.

ADD Public Works - Development Review conditions:

- Capovilla Ave and Procyon St Ave to be developed to non-urban rural road standards.
- Provide a 5ft asphalt path along Capovilla Ave and Procyon St.

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

12. **WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) full off-site improvements; and 2) Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

13. **VS-26-0104-I I5 MOUNTAIN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-1) /NAY – Chestnut

14. **UC-26-0105-I I5 MOUNTAIN, LLC:**
USE PERMIT for public utility structures (utility poles; public utility buildings and structures, including an electric substation; and aboveground utility lines located outside the existing aboveground utility corridor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate and reduce street landscaping; **3)** eliminate parking area landscaping; **4)** reduce buffering and screening; **5)** increase retaining wall height; **6)** reduce gate setback; **7)** increase the parking aisle length; **8)** allow modified driveway standards; and **9)** waive full off-site improvements.
DESIGN REVIEW for public utility structures, including a data center with electric substation and other ancillary structures; rerouted aboveground utility lines; and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

15. **TM-26-500027-I I5 MOUNTAIN, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

16. **ZC-26-0098-185 BCC, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action) **04/08/26 BCC**

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

17. **VS-26-0100-185 BCC, LLC:**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/bb/kh (For possible action) **04/08/26 BCC**

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

18. **UC-26-0099-185 BCC, LLC:**
USE PERMITS for the following: **1)** recreational and entertainment facility; and **2)** vehicle maintenance and repair.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespe Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition.
• Install a sound attenuation wall south of the dyno
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

19. **WS-26-0094-NGUYEN DUNG T & METZ DAVID:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence/wall height; and **2)** increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut
Action: **DENY:** Waivers of Development Standards #1;
APPROVE: Waivers of Development Standards #2
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

20. **ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
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 April 1, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:38 p.m.
Motion **PASSED** (5-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.

DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-823-002; 176-27-823-004 through 176-27-823-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking for a shopping center to 160 spaces where a minimum of 193 spaces are required per Table 30.60-1 (a 17.1% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10415, 10425, 10435, 10455, 10465 & 10475 S. Rainbow Boulevard
- Site Acreage: 0.7 (pad site)/5.5 (shopping center)
- Project Type: Restaurant with drive-thru service and retail building
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,000
- Parking Required/Provided: 193/160 shopping center

Site Plan

The applicant proposed to construct a commercial building on a pad site within an existing shopping center. The shopping center is located at the northwest corner of Rainbow Boulevard and Cactus Avenue and access is provided to the center by two existing driveways, one from each of these streets. The pad site is located in the central portion of the eastern half of the shopping center. The proposed building consists of lease spaces for a retail business and a restaurant with a drive-thru service. The retail space is in the west portion of the building and the

restaurant in the east portion. The entrance to the drive-thru service is located at the northwest corner of the building and travels along the west, south, and east sides of the building. The call box for the drive-thru service is located at the southwest corner of the building and the pick-up window is located on the northeast corner. Additional parking is being added for this use and shopping center within the pad site. New parking spaces are located to the front (north) of the building and along the west and south sides of the pad site, and will be accessed from existing drive aisles within the shopping center; however, the required parking for the shopping center was not provided with the original request.

Landscaping

Landscaping consisting of trees, shrubs, and groundcover are being added to the new parking areas within the pad site and adjacent to the building. There will be some slight modifications to the landscape area along Rainbow Boulevard to the east of the pad site to provide a handicapped accessible walkway from the public sidewalk to the entrances of the proposed building.

Elevations

The building is one story with a maximum height of 25 feet. The building has a flat roof behind a parapet wall that varies between 20 feet to 25 feet in height. The exterior of the building consists of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as a stucco finish painted in earth tone colors, metal awnings, accent bands, and reveal lines.

Floor Plans

The plans depict a 3,000 square foot building that is divided into 2 lease spaces; the western portion of the building will be a retail space, the eastern portion will be a restaurant with a drive-thru service, and the pickup window is located on the east side of the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0121:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and that future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

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 #0140-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are working toward commencement as they have graded the site in accordance with their original grading permit and pursued all technical studies related to the project. They are also currently processing a Standard Development Agreement, which is a condition from their original approval.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| WS-23-0121 | Restaurant with drive thru and parking reduction | Approved by PC | February 2024 |
| DR-22-0228 | Vehicle maintenance (smog testing) facility within an existing shopping center | Approved by BCC | June 2022 |
| TM-19-500116 | Tentative Map for a commercial subdivision | Approved by PC | August 2019 |
| DR-18-0146 | Shopping center | Approved by BCC | April 2018 |
| VS-1094-17 | Vacated and abandoned right-of-way and easements | Approved by PC | February 2017 |
| WS-0656-17 | Modified street standards and design review for a restaurant with drive-thru, retail building, convenience store with fueling canopy, and vehicle wash in conjunction with the first phase of a proposed shopping center | Approved by BCC | September 2017 |
| ZC-0126-17 | Rezone to C-2 for a mini-warehouse facility and future commercial development | Approved by BCC | May 2017 |
| MP-1009-02 | Specific Plan for Mountain's Edge Master Planned Community | Approved by BCC | December 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS2 & RS3.3 | Single-family residential & undeveloped |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM18 & CG | Single-family residential & shopping center |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|------|---|----------------------------------|---|
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) Open Lands | IL | Water reservoir for the Las Vegas Valley Water District |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG | Mini-warehouse facility |

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

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

Staff finds that prior to the approval of the original application (WS-23-0121), the pad site was graded in accordance with the permits issued for the overall site. A Standard Development Agreement is also in process for the pad. Since this is the first extension of time, staff can support 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

- Until February 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MEQ-CACTUS & RAINBOW, LLC

**CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 9500 HILLWOOD DRIVE,
SUITE 201, LAS VEGAS, NV 89134**

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): 26-400014

1A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

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

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

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

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

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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 |
| Donnie Gibson | (702) 455-3113* | April Becker | C |
| Edward Frasier III | (702) 455-3113* | William McCurdy II | D |
| Vivian Kilarski | (702) 455-3113* | Tick Segerblom | E |
| Leslie Mujica | (702) 455-3113* | Justin Jones | F |
| Steve Kirk | (702) 455-3113* | James Gibson | G |

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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-26-100262
ASSESSOR PARCEL #(s): 176-27-823-008

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Boulevard and Cactus Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

First extension of time of WS-23-0121 for a restaurant with drive-thru on a pad site of an existing shopping center

PROPERTY OWNER INFORMATION

NAME: MEQ-Cactus & Rainbow, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503
TELEPHONE: (702) 379-6601 CELL (702) 379-6601

APPLICANT INFORMATION (information must match online application)

NAME: MEQ-Cactus & Rainbow, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503
TELEPHONE: (702) 379-6601 CELL (702) 379-6601 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DG Consultants, Dionicio Gordillo
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 379-6601 CELL (702) 379-6601 ACCELA REFERENCE CONTACT ID # 191488

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

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


Property Owner (Signature)*

Andrew J. Sobel
Property Owner (Print)

2/12/2025
Date

D G Consultants

February 15, 2026

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

RE: First Extension of Time to Commence Waiver of Development Standards and Design Review for a restaurant with drive-thru on a pad site of an existing shopping center - WS-23-0121 (APN: 176-27-823-008)

On behalf of MEQ-Cactus & Rainbow, LLC, we are requesting the first extension of time to commence on WS-23-0121 for an approved commercial development at the northwest corner of Rainbow Boulevard and Cactus Avenue. The requested extension of time is for an additional two years. Attached is a copy of the corresponding staff report and Notice of Final Action.

We have diligently pursued all required development parameters and technical studies. To date, all technical studies (drainage, off-sites, traffic, and grading) have been approved. The site has been graded consistent with the original grading permit; therefore, the development has commenced. However, we have not complied with the secondary requirement for commencement which provides that actual construction is diligently carried on until the completion of the building. Concurrent with this request is an additional application for consideration of the Standard Development Agreement, which is the final condition of approval on the Notice of Final Action. With the adoption of the development agreement, it is our belief that we should have an end user with construction drawings submitted soon.

We believe an extension of time is entirely appropriate for the following reasons: **1)** conditions have not substantially changed in the immediate area; and **2)** circumstances have not substantially changed to the subject property. Therefore, this request meets all required provisions for an extension of time as provided for in Title 30.

Therefore, we would respectfully request approval of this request for an extension of time. Thank you for your consideration.

Sincerely,



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres.

Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

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

Applicant's Justification

The applicant states that a single-family residential development was originally proposed for the site, but neighboring property owners expressed opposition to the residential development and indicated a preference for a commercial use instead. Therefore, the applicant is requesting a plan amendment for the Neighborhood Commercial (NC) land use category. The plan amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|--------------|
| ZC-25-0350 | Reclassify the site from RS20 to RS5.2 | Withdrawn at BCC | October 2025 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|--------------|
| WS-25-0351 | Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development | Withdrawn at BCC | October 2025 |
| VS-25-0352 | Vacate and abandon government patent easements | Withdrawn at BCC | October 2025 |
| TM-25-500086 | Tentative map for a 6 lot single-family residential subdivision | Withdrawn at BCC | October 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RSS.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-26-0081 | A zone change to reclassify the site from RS20 to CG is a companion item on this agenda. |
| VS-26-0082 | A vacation and abandonment for government patent easements is a companion item on this agenda. |
| WS-26-0083 | A waiver of development standards and design review for a tavern is a companion item on this agenda. |
| TM-26-500022 | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of

the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is not compatible with the surrounding area. The site is within a predominantly residential area and is surrounded on all sides by existing single-family residential homes. Commercial planned uses in this area are located along arterial streets such as Decatur Boulevard, Cactus Avenue, Valley View Boulevard, and Silverado Ranch Boulevard. Immediately adjacent to the site to the north and east are large lot, low density homes zoned RS10 that would be adversely impacted by the request. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

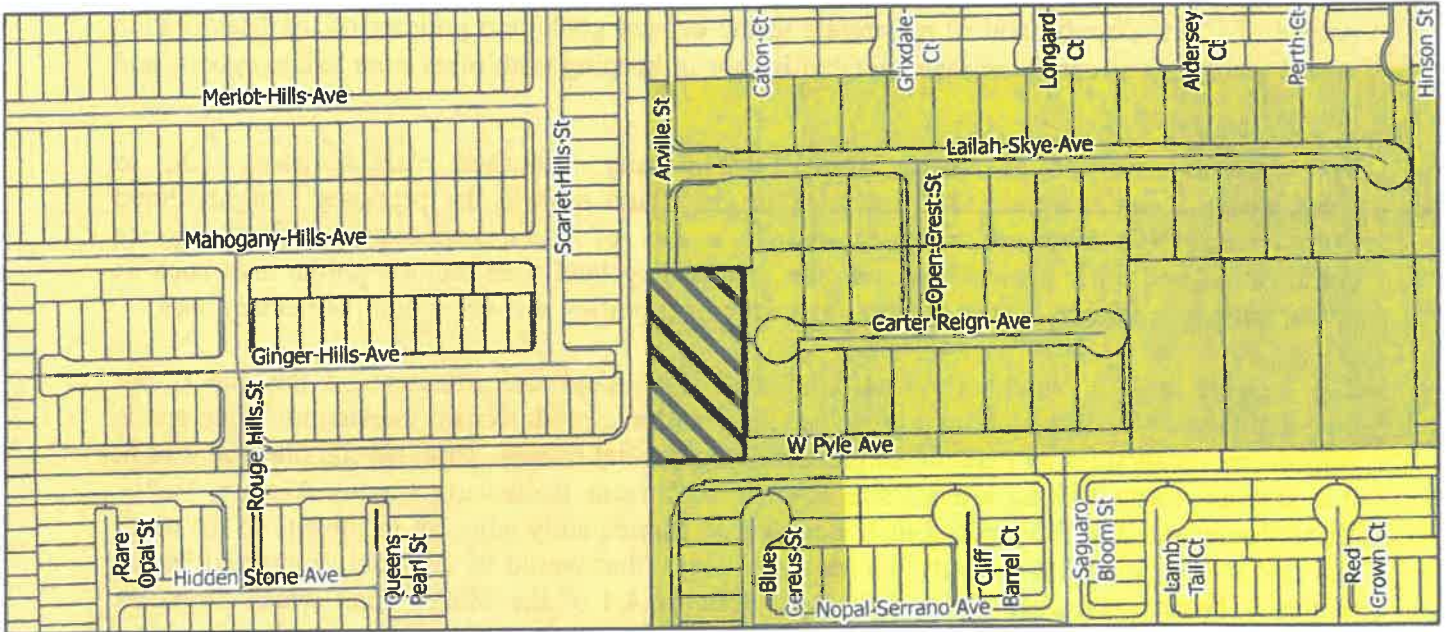
PROTEST:

APPLICANT: UMER MALIK

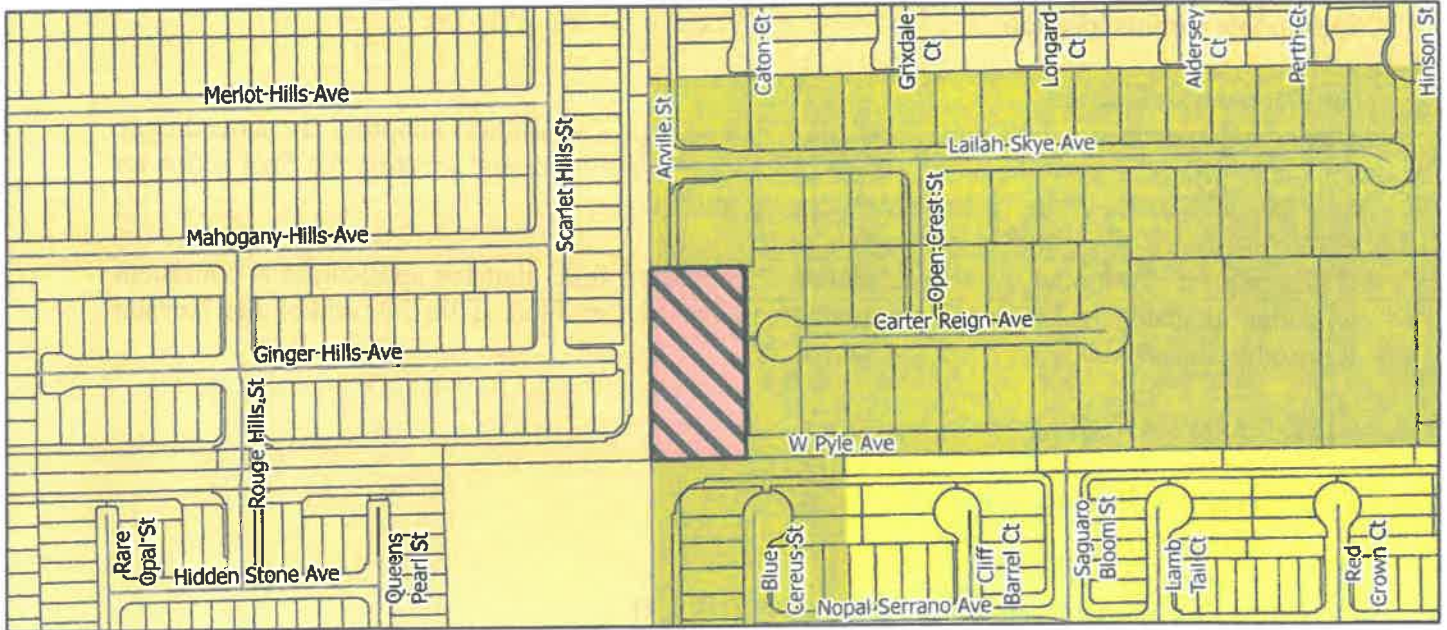
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-26-700006

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): PA-26-700006 ZC-26-0081 VS-26-0082 WS-26-0083 TM-26-500022

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/20/26 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.

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- 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 Gilespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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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

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101786

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle Ave. & Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

1 lot commercial project at the northeast corner of Pyle Ave & Arville St.

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn. Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

ZSKSMAZ Township Family Trust
Property Owner (Print)

11-22-25
Date

February 27, 2025

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

**Re: Pyle & Arville NEC
APR-25-101786
APN: 177-30-605-003
Justification Letter- Planned Land Use Amendment**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for Planned Landr Use Amendment. There is a separate Zone Boundary Amendment in support of a proposed 1.25 gross acre, 1-lot commercial subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Vacation of Patent Easements.

Property Information

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. The proposed subdivision is requested to allow for the development of a 1-lot commercial subdivision. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5du/ac). A separate Zone Boundary Amendment is requested in support of the proposed CG (Commercial General). We are also proposing a Land Use Amendment for NC (Neighborhood Commercial). In the prior application, a plan amendment was not proposed, as the intent was to proceed with the originally proposed development; however, neighboring property owners expressed opposition to the residential subdivision and indicated a preference for commercial use rather than residential development.

| <i>Surrounding Property</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|--------------------------------|--|---------------------------------------|
| Subject Property (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 20 (RS20) |
| North (Semi- Developed) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |
| South (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 3.3 (RS3.3) |
| East (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |

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

Master Plan Amendment

This request is to amend the land use of the subject parcel to NC (Neighborhood Commercial) from LN (Low-intensity Suburban Neighborhood). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

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

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

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-30-605-003

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

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

Applicant's Justification

The applicant states that a single-family residential development was originally proposed for the site, but neighboring property owners expressed opposition to the residential development and indicated a preference for a commercial use instead. Therefore, the applicant is requesting a zone change for CG (Commercial General) zoning. The request contributes to the creation of a cohesive and harmonious urban environment.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|--------------|
| ZC-25-0350 | Reclassify the site from RS20 to RS5.2 | Withdrawn at BCC | October 2025 |
| WS-25-0351 | Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development | Withdrawn at BCC | October 2025 |
| VS-25-0352 | Vacate and abandon government patent easements | Withdrawn at BCC | October 2025 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------|--------------|
| TM-25-500086 | Tentative map for a 6 lot single-family residential subdivision | Withdrawn at BCC | October 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-26-700006 | A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda. |
| VS-26-0082 | A vacation and abandonment for government patent easements is a companion item on this agenda. |
| WS-26-0083 | Waivers of development standards and design review for a tavern is a companion item on this agenda. |
| TM-26-500022 | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning on the site is not compatible with the surrounding area. The site is within a predominantly residential area and is surrounded on all sides by existing single-family residential homes. Commercially zoned properties in this area are located along arterial streets such as Decatur Boulevard, Cactus Avenue, Valley View Boulevard, and Silverado Ranch Boulevard. Immediately adjacent to the site to the north and east are large lot, low density homes zoned RS10 that would be adversely impacted by the request. Furthermore, a 1.25 acre sized parcel is rather small for CG zoning. Properties in the CG zone are intended to be larger and more regional serving, as Title 30 states the purpose of the CG zoning district is to accommodate traditional, auto-oriented commercial uses. The request does not

comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- 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 #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): PA-26-700006 ZC-26-0081 VS-26-0082 WS-26-0083 TM-26-500022

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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Date: Click to enter a date. 05/20/26 Time: 9:00 AM

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Whitney Recreation Center
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Mallory Cristales, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101786

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle Ave. & Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

1 lot commercial project at the northeast corner of Pyle Ave & Arville St.

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn. Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

ZSKSMAZ Township Family Trust
Property Owner (Print)

11-22-25
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements within the project site. The easements are no longer needed and the vacation is necessary to facilitate development of the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|--------------|
| ZC-25-0350 | Reclassify the site from RS20 to RS5.2 | Withdrawn at BCC | October 2025 |
| WS-25-0351 | Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development | Withdrawn at BCC | October 2025 |
| VS-25-0352 | Vacate and abandon government patent easements | Withdrawn at BCC | October 2025 |
| TM-25-500086 | Tentative map for a 6 lot single-family residential subdivision | Withdrawn at BCC | October 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |

Surrounding Land Use

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

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

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-26-700006 | A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda. |
| ZC-26-0081 | A zone change to reclassify the site from RS20 to CG is a companion item on this agenda. |
| WS-26-0083 | A waiver of development standards and design review for a restaurant is a companion item on this agenda. |
| TM-26-500022 | A tentative map for a 1 lot commercial 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 patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): PA-26-700006 ZC-26-0081 VS-26-0082 WS-26-0083 TM-26-500022

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/20/26 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>

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- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
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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**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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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 Gilespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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MOAPA

Judith Metz, Secretary
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Marley P. Robinson Justice Court &
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1340 E. Highway 168, Moapa

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101786
ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle Ave. & Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

1 lot commercial project at the northeast corner of Pyle Ave & Arville St.

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust
ADDRESS: 3900 Hualapai Way, Suite 132
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: 702-767-3764 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik
ADDRESS: 3900 Hualapai Way, Suite 132
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: 702-767-3764 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

ZSKSMAZ Township Family Trust
Property Owner (Print)

11-22-25
Date

December 29, 2025

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

**Re: Pyle & Arville NEC
APR-25-101786
APN: 177-30-605-003
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is submitting justification for the following patent easement vacations:

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the north and east boundaries.

Due to the proposed 1-lot commercial development, the patent easements are no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation has been provided with the application for review.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) reduce departure distance.

DESIGN REVIEW for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-30-605-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth for a proposed driveway located along Arville Street to 18 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 28% reduction).
2. Reduce the departure distance from the intersection of Arville Street and Pyle Avenue to the driveway along Arville Street to 70 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 63.2% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 24.5
- Square Feet: 5,965
- Parking Required/Provided: 40/40
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed restaurant and tavern located at the southern portion of the project site. Access to the project site is granted via a single commercial driveway located along Arville

Street. The restaurant requires 40 parking spaces where 40 parking spaces are provided. The required parking for the site is located north of the restaurant. Five foot wide detached sidewalks are provided along Arville Street and Pyle Avenue.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Arville Street and Pyle Avenue. Trees, shrubs, and ground cover are planted along the street frontage in accordance with Title 30. A landscape strip, measuring a minimum of 15 feet in width, is proposed along the east and north property lines adjacent to an existing single-family residential development. A double-row of evergreen trees, planted 20 feet on center in each row, are proposed within these strips, in conjunction with an 8 foot high decorative block wall. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a proposed single-story restaurant and tavern measuring up to 24.5 feet to the top of the parapet wall. The elevations consist of a varying roofline with a variety of textures and building materials including stucco, decorative metal siding, stone veneer, and an aluminum storefront window system. All rooftop mounted equipment will be screened by parapet walls.

Floor Plans

The plans depict a proposed restaurant and tavern measuring 5,965 square feet. The floor plans consist of an open shell space with the interior layout to be determined by a future tenant.

Applicant’s Justification

There will be no queuing due to no gates existing on the property. Similar reductions for reduced throat depths with other developments have previously been approved. The required departure distance cannot be achieved as the footprint and circulation patterns for the project site have been designed to provide additional separation from the residential subdivisions. Despite the reduced distance, the proposed design maintains safe and efficient vehicular movement and does not create conflicts with adjacent roadways or properties.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|------------------|--------------|
| ZC-25-0350 | Reclassify the site from RS20 to RS5.2 | Withdrawn at BCC | October 2025 |
| WS-25-0351 | Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development | Withdrawn at BCC | October 2025 |
| VS-25-0352 | Vacate and abandon government patent easements | Withdrawn at BCC | October 2025 |
| TM-25-500086 | Tentative map for a 6 lot single-family residential subdivision | Withdrawn at BCC | October 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|---------------------------|
| North & East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| PA-26-700006 | A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda. |
| ZC-26-0081 | A zone change to reclassify the site from RS20 to CG is a companion item on this agenda. |
| VS-26-0082 | A vacation and abandonment for government patent easements is a companion item on this agenda. |
| TM-26-500022 | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

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

Staff finds the layout of the commercial development and parking lot is functional, and that varying rooflines and building materials are integrated into the design of the building. The required street landscaping, parking lot landscaping, and buffering and screening have been provided along the streets, within the parking lot, and adjacent to the existing single-family residential developments, respectively. However, since staff is not supporting the plan amendment and zone change associated with this request, staff recommends denial of the design review.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Staff cannot support the request to reduce the departure distance and throat depth for the commercial driveway on Arville Street. This site is a raw parcel, and there is no reason they cannot meet the minimum requirements.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): PA-26-700006 ZC-26-0081 VS-26-0082 WS-26-0083 TM-26-500022

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TAB/CAC: Enterprise TAB 6:00 pm

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PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/21/26 Time: 7:00 PM

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/20/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|-----------------------|-----------------|------------------------|----------|
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| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| Donnie Gibson | (702) 455-3113* | April Becker | C |
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101786

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle Ave. & Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

1 lot commercial project at the northeast corner of Pyle Ave & Arville St.

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

ZSKSMAZ Township Family Trust
Property Owner (Print)

11-22-25
Date

January 26, 2026

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

Re: Pyle & Arville NEC
APR-25-101786
APN: 177-30-605-003
Justification Letter- WS&DR

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for Waiver of Development Standards and Design Review for a proposed 1 lot commercial subdivision.

Proposed Commercial Subdivision

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. The proposed subdivision is requested to allow for the development of a 1-lot commercial subdivision. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5du/ac). A separate Zone Boundary Amendment is requested in support of the proposed CG (Commercial General). We are also proposing a Land Use Amendment for NC (Neighborhood Commercial).

We are proposing a commercial subdivision in lieu of the previously approved six single-family homes. At the time of the prior approval, neighboring residents expressed concerns with the residential development. In response, the current proposal introduces a tavern/ restaurant use, which commercial received a favorable request to the surrounding community compared to the earlier residential proposal. The project includes approximately 40 on-site parking spaces, with the tavern building located closer to the intersection, while the parking area is situated nearer to the adjacent residential properties. A 15-foot landscaped buffer will be provided between the residential properties and the commercial subdivision to ensure adequate separation and compatibility. To facilitate this proposal, the applicant is requesting a zone change and a General Plan amendment to allow the site to transition to commercial use. Overall, the revised proposal reflects community input and represents a more compatible and context-sensitive use for the site.

Arville Street and Pyle Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. The subdivision will have an entrance of 36 feet.

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

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

| | | |
|-----------------------------------|---|---------------------------------------|
| Subject Property (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 20 (RS20) |
| North (Semi- Developed) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |
| South (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 3.3 (RS3.3) |
| East (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |
| West (Developed) | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | Residential Single-Family 3.3 (RS3.3) |

Waiver of Development Standards – Parking/ Residential Adjacency

This request is to allow a parking lot along lot lines adjacent to residential per Section 30.04.06.L.1. The proposed parking lot adjacent to residential uses is essential to support the community’s needs and is directly tied to the operations of the tavern/ restaurant located to the south of the development. While this application is separate, the parking lot serves as a necessary complement to the tavern/ restaurant, ensuring adequate and accessible parking for customers and employees. This design reduces parking overflow on nearby streets, thereby minimizing potential disruptions to the surrounding residential area. The thoughtful planning of this parking lot balances the needs of the tavern/restaurant with the preservation of the residential character, providing a practical and harmonious solution for the neighborhood.

If the building were placed to the north with the parking lot to the south, the residential properties to the east would still be directly impacted by the parking area, while the residence to the north would have a building located immediately adjacent to their home. Alternatively, placing the building to the east with parking to the west would result in the eastern residence being only approximately 10 to 15 feet from the building, which does not provide a meaningful separation. If the building were located to the west, the parking lot would still need to be situated behind it, resulting in similar impacts to adjacent residences.

The proposed site layout places the building closer to the street and away from the surrounding residences to minimize potential noise impacts, reduce the perception of mass adjacent to existing homes, and avoid placing a structure directly next to a neighboring residence. Locating the parking lot adjacent to the residences is less detrimental, as a parking area presents a lower visual and physical impact than a building, allows for greater buffering opportunities, and avoids placing a solid structure directly against a neighboring home. This configuration represents the least impactful arrangement for the surrounding residential properties.

Waiver of Development Standards – Throat Depth

This request is to allow for a minimum throat depth of 18 feet where 25 feet is required per Section 30.04.08(2) and Uniform Standard Drawing 222.1. Due to the constraints of the parcel being on the corner and needing the

space for the parking lot it doesn't overflow into the residential areas. The anticipated low traffic volume on-site, no conflicts are expected. There will be no queuing due to no gates existing on the property. Similar reductions for other developments have also previously been approved.

Waiver of Development Standards- Departure Distance

The applicant is requesting a waiver to allow a reduced departure distance of approximately 70 feet, where a minimum departure distance of 190 feet is required by code. The reduced departure distance is a result of site-specific constraints related to the property's corner location and the overall configuration of the proposed commercial subdivision. To place the development appropriately at the intersection and to maintain adequate separation from the adjacent residential properties, the site layout prioritizes buffering and spacing between the commercial use and nearby homes.

Providing additional separation from the residential subdivision necessitates shifting the project footprint and circulation patterns, which limits the ability to achieve the full required departure distance. Despite the reduced distance, the proposed design maintains safe and efficient vehicular movement and does not create conflicts with adjacent roadways or properties. The waiver allows for a balanced site layout that respects neighboring residential uses while accommodating a functional commercial development. Granting this waiver will not be detrimental to public health, safety, or welfare and supports a practical design solution given the unique constraints of the corner lot.

Design Review – Commercial development

The proposed project consists of a commercial development on an approximately 1.25-acre site located at a corner intersection. The development includes a single tavern building of approximately 5,965 square feet, designed to serve both customers and employees in a safe, functional, and well-organized manner. The site plan incorporates a total of 40 on-site parking spaces, including 1 required ADA-accessible spaces, to adequately accommodate demand and prevent overflow parking into adjacent residential neighborhoods.

The building is positioned near the street frontage to reinforce the commercial character of the corner and to orient activity away from nearby residential uses. Parking areas are internal to the site and are designed to provide efficient circulation while minimizing visual and operational impacts on surrounding properties. The layout promotes safe vehicle and pedestrian movement and complies with applicable access, parking, and accessibility standards.

To ensure compatibility with the residential subdivision located behind the site, the project includes appropriate buffering and separation measures. These include a landscaped buffer along the shared boundary, thoughtful building placement, and controlled site access. The commercial use is concentrated at the corner, a location that is inherently more suitable for higher activity levels, while the buffering and site design help preserve the privacy and character of the adjacent residential area. As a result, the proposed commercial subdivision will not disrupt nearby homes and instead provides a logical transition between arterial roadways and residential development.

Overall, the project represents a well-planned and context-sensitive commercial development that supports neighborhood-serving uses, provides adequate parking, and maintains compatibility with surrounding land uses while enhancing the functionality and appearance of the corner site.

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

Sincerely,

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

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

TENTATIVE MAP consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot commercial subdivision located at the northeast corner of Pyle Avenue and Arville Street within Enterprise. Access to the site is granted via a single proposed driveway along Arville Street. Five foot wide detached sidewalks will be provided along Pyle Avenue and Arville Street. The tentative map will facilitate the development of the proposed restaurant on the project site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|--------------|
| ZC-25-0350 | Reclassify the site from RS20 to RS5.2 | Withdrawn at BCC | October 2025 |
| WS-25-0351 | Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development | Withdrawn at BCC | October 2025 |
| VS-25-0352 | Vacate and abandon government patent easements | Withdrawn at BCC | October 2025 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------|--------------|
| TM-25-500086 | Tentative map for a 6 lot single-family residential subdivision | Withdrawn at BCC | October 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS10 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-26-700006 | A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda. |
| ZC-26-0081 | A zone change to reclassify the site from RS20 to CG is a companion item on this agenda. |
| VS-26-0082 | A vacation and abandonment for government patent easements is a companion item on this agenda. |
| WS-26-0083 | A waiver of development standards and design review for a restaurant is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, since staff is not supporting the companion plan amendment and zone change applications associated with this request, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Building Department - Addressing

- 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEY ENGINEERING, 5670 WYNN RD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): PA-26-700006 ZC-26-0081 VS-26-0082 WS-26-0083 TM-26-500022

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/20/26 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 Gilespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101786

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle Ave. & Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

1 lot commercial project at the northeast corner of Pyle Ave & Arville St.

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

ZSKSMAZ Township Family Trust
Property Owner (Print)

11-22-25
Date

December 29, 2025

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

Re: Pyle & Arville NEC
APR-25-101786
APN: 177-30-605-003
Justification Letter- Zone Boundary Amendment

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for a Zone Boundary Amendment in support of a proposed 1.25 gross acre, 1-lot commercial subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Vacation of Patent Easements.

Property Information

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. The proposed subdivision is requested to allow for the development of a 1-lot commercial subdivision. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5du/ac). A separate Zone Boundary Amendment is requested in support of the proposed CG (Commercial General). We are also proposing a Land Use Amendment for NC (Neighborhood Commercial).

| <i>Surrounding Property</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|--------------------------------|--|---------------------------------------|
| Subject Property (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 20 (RS20) |
| North (Semi- Developed) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |
| South (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 3.3 (RS3.3) |
| East (Undeveloped) | LN (Low-Intensity Suburban Neighborhood up to 5 du/ac) | Residential Single-Family 10 (RS10) |
| West (Developed) | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | Residential Single-Family 3.3 (RS3.3) |

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to CG (Commercial General). Although the subject parcels abut properties zoned RS3.3 (Rural Estates Residential District 3.3) to the south and west, and RS10 (Single Family Residential District 10) to the north and east it creates a buffer between the RS10 and RS 3.3. There is a development to the southwest that is currently undeveloped. The presence of this abutting RS3.3 zoning, underscores the appropriateness of this requested zoning change for the area. There was also a consistent and uniform response from neighboring property owners expressing a preference for commercial development on the site rather than residential use.

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres.

Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-07-301-016; 177-07-301-036

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7860 S. Decatur Boulevard
- Site Acreage: 2.64
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN). The applicant is requesting a zone change on the 2.64 acres from a CG and RS2. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, changing the planned land use category will provide an opportunity to develop housing for the area and support more varied housing option types for future residences.

Prior Land Use Requests (for APN: 177-07-301-016)

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |

Prior Land Use Requests (for APN: 177-07-301-016)

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| UC-24-0129 | A use permit, waiver of development standards and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |
| ZC-1592-99 | Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots | Approved by BCC | December 1999 |

Prior Land Use Requests (for APN: 177-07-301-036)

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |
| UC-24-0129 | A use permit, waiver of development standards and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |
| ZC-0116-09 | Reclassified the site from R-E to C-P zoning for an office building - expired | Approved by BCC | April 2009 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|------------------------------------|
| North | Neighborhood Commercial | RS20 | Single-family detached residential |
| East & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family detached residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS3.3 | Single-family detached residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-26-0137 | A zone change to reclassify the site from CG to RS2 is a companion item on this agenda. |
| WS-26-0138 | A waiver of development standards and design review for a single-family residential attached subdivision is a companion item on this agenda. |
| TM-26-500033 | A tentative map for 19 lot single-family residential attached subdivision is a companion item on this agenda. |

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood land use designation appropriate for this location. The subject site is adjacent to Decatur Boulevard, which is an arterial street. The Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use category to be located along major streets and near existing or proposed services. The request also complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand "middle" housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multi-family complexes. For these reasons, staff finds the request for the Compact Neighborhood land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

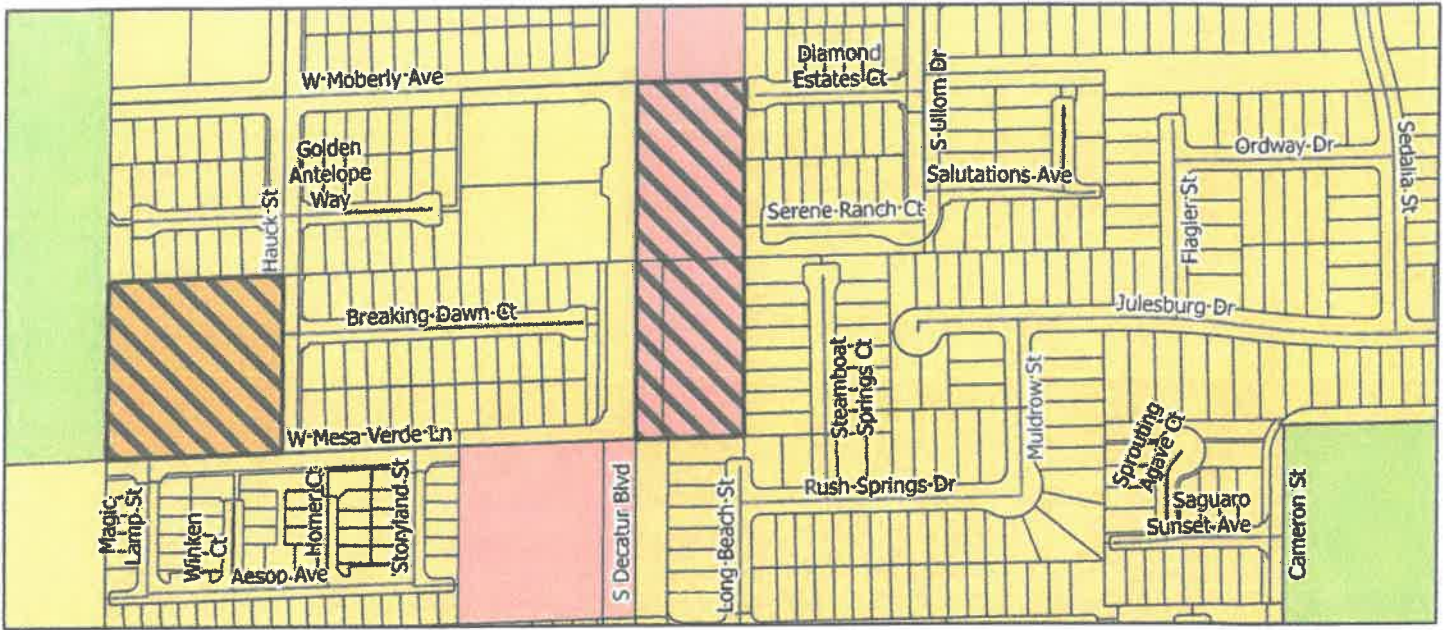
APPLICANT: WIGMAR, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

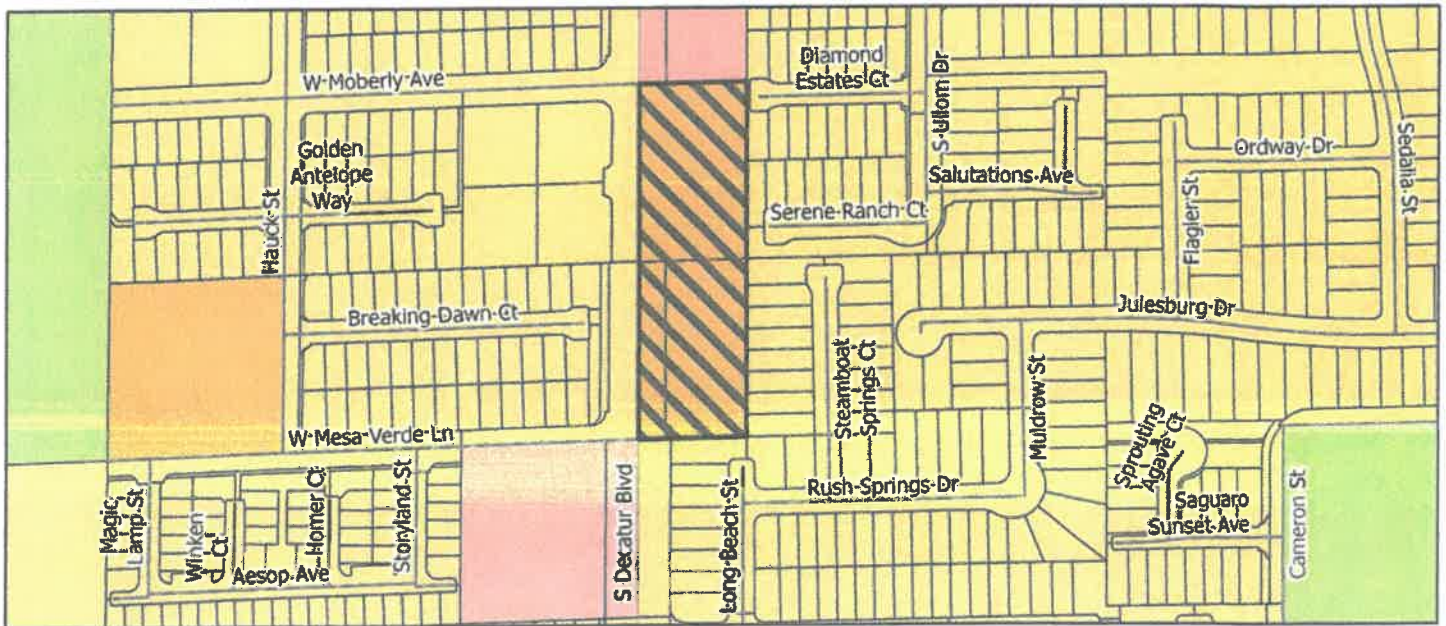
DRAFT

Planned Land Use Amendment PA-26-700010

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas
- Neighborhoods**
- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

- Commercial and Mixed Use**
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)
- Employment**
- Business Employment (BE)
- Industrial Employment (IE)
- Other**
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700010; ZC-26-0137; WS-26-0138 & TM-26-500033

7A

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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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
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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MOAPA VALLEY

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 320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
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 State Route 160, Mountain Springs

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Tracy Chaney, Secretary
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 Mt. Charleston Library
 75 Ski Chalet Place, Mt. Charleston

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Maureen Helm, Secretary
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 Paradise Park Community Center
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 200 Michael Wendell Way, Searchlight

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman | (702) 455-3113* | Michael Naft | A |
| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101004
 ASSESSOR PARCEL #(s): 17707301036 & 17707301016
 PROPERTY ADDRESS/ CROSS STREETS: 7860 S Decatur Blvd Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for a **Zone Change, Plan Amendment, Tentative Map, Waivers of Development Standards, and a Design Review.**

PROPERTY OWNER INFORMATION

NAME: SOUTH DECATUR HOLDING CO L L C
 ADDRESS: 1000 N Green Valley Parkway, #440-350
 CITY: Henderson STATE: NV ZIP CODE: 89074
 TELEPHONE: 702-837-9434 CELL 702-528-1100/702-353-3979

APPLICANT INFORMATION (information must match online application)

NAME: WIGMAR LLC
 ADDRESS: 7860 S. Decatur Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89139-0104
 TELEPHONE: 928-488-8337 / 702-528-1140 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Olen Yaqunda - SUZANA RUTAR Architect, LTD.
 ADDRESS: 1950 E Warm Springs Rd
 CITY: Las Vegas STATE: NV ZIP CODE: _____
 TELEPHONE: _____ CELL 702-635-1986 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.


randel.w.aleman (Jul 25, 2025 12:10:09 MDT)

 Property Owner (Signature)*

Randel W. Aleman

 Property Owner (Print)

7-25-25

 Date

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

February 19, 2026

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter Request for Plan Amendment**
APN # 177-07-301-016
APN # 177-07-301-036
GROSS ACREAGE: 2.64 ACRES (114,998.4 S.F.)
NET ACREAGE: 2.20 ACRES (95,832 S.F.)

To Whom It May Concern:

This is a Justification Letter for the above referenced properties. With this justification letter we would like to request a land use change. The current planned land use is NC (Neighborhood Commercial). We are proposing to change it to CN (Compact Neighborhood). We have a companion item for zone change.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Olen@SRutar.com.

Sincerely,
Olen Yaqunda
Job Captain
SUZANA RUTAR Architect Ltd.
A Professional Corporation

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:

ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-07-301-016; 177-07-301-036

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DUXAC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7860 S. Decatur Boulevard
- Site Acreage: 2.64
- Existing Land Use: Single family residence

Applicant's Justification

The applicant is requesting a zone change to RS2 (Residential Single-Family 2) Zone. According to the applicant, the zone change request will accommodate infill development on an undeveloped site. Furthermore, the proposed request supports street connectivity per Policy EN-4.1.

Prior Land Use Requests (for APN: 177-07-301-016)

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |
| UC-24-0129 | A use permit, waiver of development standards and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |
| ZC-1592-99 | Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots | Approved by BCC | December 1999 |

Prior Land Use Requests (for APN: 177-07-301-036)

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |
| UC-24-0129 | A use permit, waiver of development standards and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |
| ZC-0116-09 | Reclassified the site from R-E to C-P zoning for an office building - expired | Approved by BCC | April 2009 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|------------------------------------|
| North | Neighborhood Commercial | RS20 | Single-family detached residential |
| East & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family detached residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS3.3 | Single-family detached residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| PA-26-700010 | A plan amendment to change the land use designation of the site from NC to CN is companion item in this agenda. |
| WS-26-0138 | A waiver of development standards and design review for a single-family residential attached subdivision is a companion item on this agenda. |
| TM-26-500033 | A tentative map for 19 lot single-family residential attached subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the site is no longer a viable CG (Commercial General) Zone. The area has transitioned more towards residential suburban type development, particularly the areas to the east and south which have been developed as RS3.3 and RS2 zoned single-family residential subdivisions. The proposed RS2 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends for the area. Furthermore, the site meets Policy 1.1.2, which promotes concentrating on higher-

density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

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 just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0453-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WIGMAR, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700010; ZC-26-0137; WS-26-0138 & TM-26-50003

8A

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

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

Date: 4/1/2026

Location: Refer to listing on other side

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

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PLANNING COMMISSION (PC)

Date: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101004

ASSESSOR PARCEL #(s): 17707301036 & 17707301016

PROPERTY ADDRESS/ CROSS STREETS: 7860 S Decatur Blvd Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for a **Zone Change, Plan Amendment, Tentative Map, Waivers of Development Standards, and a Design Review.**

PROPERTY OWNER INFORMATION

NAME: SOUTH DECATUR HOLDING CO L L C

ADDRESS: 1000 N Green Valley Parkway, #440-350

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-837-9434

CELL 702-528-1100/702-353-3979

APPLICANT INFORMATION (information must match online application)

NAME: WIGMAR LLC

ADDRESS: 7860 S. Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139-0104

TELEPHONE: 928-488-8337 / 702-528-1140

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Olen Yaqunda - SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E Warm Springs Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: _____

TELEPHONE: _____

CELL 702-635-1986

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.

randel.w.aleman (Jul 25, 2025 12:10:09 MDT)

Property Owner (Signature)*

Randel W. Aleman

Property Owner (Print)

7-25-25

Date

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

January 29, 2026

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter Request for Zone Change**
APN # 177-07-301-016
APN # 177-07-301-036
GROSS ACRAGE: 2.64 ACRES (114,998.4 S.F.)
NET ACREAGE: 2.20 ACRES (95,832 S.F.)

To Whom It May Concern:

This is a Justification Letter for the above referenced properties. With this justification letter we would like to request a zone change for the above referenced properties. The above referenced properties are currently zoned CG (Commercial General) with planned land use as NC (Neighborhood Commercial). We are proposing a zone change to RS2 (Residential Single-Family 2) with planned land use as CN (Compact Neighborhood). With this zone change we are taking in factor the Enterprise Goals and Policies of the Clark County Master Plan, we are requesting the zone change to infill an empty lot with residential and change it from a higher intensity uses that could happen with its current zone and that follows Policy EN-1.1. Also, With this development we are maintaining the right-of-way needed for the continuation of major streets to support street connectivity per Policy EN-4.1.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Olen@SRutar.com.

Sincerely,
Olen Yaqunda
Job Captain
SUZANA RUTAR Architect Ltd.
A Professional Corporation

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.

DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-07-301-016; 177-07-301-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 38 feet where 35 feet is the maximum permitted per Section 30.02.08B (a 9% increase).
2.
 - a. Reduce the rear setback to 3 feet where 15 feet is required per Section 30.02.08B (an 80% reduction).
 - b. Eliminate the rear setback for balconies where 12 feet is required per Table 30.02.
3.
 - a. Increase the wall height along the north property line to 8 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).
 - b. Increase the wall height along a portion of the east property line to 8 where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).
4.
 - a. Increase the retaining wall height along a portion of the north property line to 6 feet where 3 feet is the maximum permitted per Section 30.04.03C (a 100% increase).
 - b. Increase the retaining wall height along a portion of the east property line to 6 feet where 3 feet is permitted per Section 30.04.03C (a 100% increase).
5. Reduce the width of the private street to 26 feet where 37 is required per Section 30.04.08E (a 30% reduction).
6.
 - a. Reduce the back of curb radius adjacent to Lot 1 to 2 feet where 15 feet is required per Uniform Standard Drawings 201 (an 87% reduction).
 - b. Reduce the back of curb radius adjacent to Lot 19 to 8 feet where 15 feet is required per Uniform Standard Drawings 201 (a 47% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.64
- Project Type: Attached Single-family residential development
- Number of Lots: 19
- Density (du/ac): 7.20
- Lot Size (square feet): 2,340
- Number of Stories: 2
- Building Height (feet): Up to 38
- Square Feet: 1,690 (1st floor garage)/1,690 (2nd floor living)
- Open Space Required/Provided: 3,800/4,635

Site Plan

The plan depicts a proposed attached single-family residential development consisting of 19 lots. All lots are accessed from Decatur Boulevard by way of a private street that extends east into the site from the east side of Decatur Boulevard before looping north, and west, in a reversed "C" configuration to provide internal circulation to all lots. Lots 1 through 10 are located south of Common Element "A," and Lots 11 through 19 are located to the north. The front side of each attached single-family residence faces the private street, with individual driveways providing vehicular access to each unit from the east side. The west side of the units, facing Decatur Boulevard, functions as the rear of the homes, with sidewalk access provided along Decatur Boulevard. Guest parking is provided along the northeast corner of the site, consisting of 5 spaces including 1 ADA accessible space. The applicant is requesting waivers to increase the screen wall and retaining wall heights along the north property line and a portion of the east property line.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk along Decatur Boulevard. Large trees and shrubs are provided in accordance with Title 30 requirements. The development provides 4,635 square feet of open space in 2 areas; one between the attached single-family residential buildings, which is a part of Common Element "A"; and one on the south side of the development, which is within Common Element "B". Common Element "A" features picnic tables, and Common Element "B" contains a swimming pool.

Elevations

The plans depict building heights of up to approximately 38 feet. The elevations show attached dwelling units that are grouped together and give appearance of a single building. Buildings feature a similar exterior design, arranged in reverse orientation.

The building materials include stucco, corrugated metal siding, sheet metal trim, sheet metal shrouds, sheet metal finish, glass brick, copper mesh railing, glass, and a stucco parapet cap. The east elevation for each unit contains a balcony with copper mesh railing and includes the 2 car

garage with a sectional garage door, while the west elevation features a balcony constructed with glass brick. Both the east and west elevations provide pedestrian access.

Floor Plans

The plans show a 2 story attached dwelling unit with the first floor providing approximately 1,690 square feet of space for an oversized garage accommodating multiple vehicles, including recreational vehicles (RV). The second floor contains approximately 1,690 square feet of living area, including an open living room, dining area, and kitchen, along with 2 bedrooms, including a master suite. Balconies are provided on both the front and rear elevations on the second floor. Interior stairs provide access between the first and second floors and provide access to the roof top deck via a roof hatch.

Applicant’s Justification

The applicant proposes 2 attached single-family unit buildings. Each unit includes an RV garage on the first level with residential living space above. The buildings incorporate variations in materials, colors, and heights to create architectural interest. The applicant states that parking and landscaping meet applicable requirements, and detached sidewalks are proposed along Decatur Boulevard. The request includes several waivers of development standards, including a height increase described as an architectural enhancement, a rear setback reduction, retaining wall height, private street width, and internal curb radii, which the applicant attributes to site layout conditions and the need to maintain functional access within the development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |
| UC-24-0129 | Use permit, waiver of development standards, and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |
| ZC-0116-09* | Reclassified the site from R-E to C-P zoning for an office building - expired | Approved by BCC | April 2009 |
| TM-0277-05** | Tentative map for a 16 lot single-family residential subdivision | Withdrawn | June 2005 |
| ZC-1592-99** | Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots - expired | Approved by BCC | December 1999 |

*APN 177-07-301-036 only ** APN 177-07-301-016 only

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|------------------------------------|
| North | Neighborhood Commercial | RS20 | Single-family detached residential |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|------------------------------------|
| East & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential detached |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS3.3 | Single-family residential detached |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700010 | A plan amendment to change the land use designation of the site from NC to CN is companion item on this agenda. |
| ZC-26-0137 | A zone change to reclassify the site from CG to RS2 is a companion item on this agenda. |
| TM-26-500033 | A tentative map for a 19 lot attached single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no objection to the request to increase the building height from 35 feet to 38 feet because the majority of the additional height is due to architectural enhancement, rather than habitable space or visually bulky building mass. These architectural elements are designed to improve the building's visual quality and do not introduce substantial additional scale when viewed from adjacent properties or public right-of-way. As a result, the increased height does not create negative effects on surrounding developments. However, since staff is not supporting the companion waivers of development standards and design review, staff cannot support the request.

Waiver of Development Standards #2

The applicant has not demonstrated that the requests to reduce the rear setback and eliminate the balcony rear setback would not impact adjacent properties or are compatible with the surrounding residential developments. Additionally, the need for the waiver results from a self-imposed hardship; the development can be redesigned to comply with the required setbacks. Because the hardship arises from the chosen design rather than site constraints, staff does not support the request.

Waivers of Development Standards #3 & #4

The request to increase the wall height along the north property line and a portion of the east property line to 8 feet has not demonstrated compliance with the required waiver findings. The applicant did not provide justification showing why an 8 foot wall is necessary or how the deviation would avoid adverse impacts on adjacent properties or maintain compatibility with the surrounding development pattern. The wall can be constructed to meet the permitted 6 foot height standard, and no site constraints or conditions have been identified that would require additional height.

The proposed retaining wall height at 6 feet along portions of the north and east property lines exceeds the maximum height permitted under Title 30, which limits retaining walls to 3 feet unless designed as tiered walls with a 3 foot horizontal offset for each 3 feet of vertical height. The need for this deviation is a self-imposed hardship, as the applicant is proposing a retaining wall that exceeds the permitted height rather than designing a compliant tiered wall.

Overall, staff finds that the proposed 8 foot high wall screen wall on top of the proposed 6 foot high retaining wall, for an overall height of 14 feet as viewed from the adjacent residential properties, will create excessive massing and visual impact along the shared property lines. Therefore, staff does not support these requests.

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.

The proposed development incorporates 19 lot attached single-family dwelling units configured around a private street that loops through the site in a reversed "C" pattern. The overall site layout provides internal access to each unit and establishes a clear and organized circulation system. The arrangement of the homes creates cohesive streetscapes along the private street, with front elevations and individual driveways oriented toward the internal private street. The design provides sidewalk connectivity along Decatur Boulevard, allowing pedestrian access along the western edge of the site. Guest parking is located in the northeast corner, offering convenient supplemental parking. However, the configuration is constrained by the reduced setbacks and placement of units closer to Decatur Boulevard than is typical for the surrounding residential developments which staff cannot support; therefore, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to reduce the internal street width as the reduction will not provide sufficient maneuvering space for recreational vehicles and emergency service vehicles to safely access the site. Therefore, staff cannot support these reductions.

Waiver of Development Standards #6

Staff cannot support the request to reduce the back of curb radius. The reduced radius in combination with waiver #4 will not provide adequate space for vehicles to safely make turning movements and would result in vehicles running over the curb and into landscaped areas. Therefore, staff cannot support this request.

Department of Aviation

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

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge UC-24-0129;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet x 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

Department of Aviation

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

noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration 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.

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 #0453-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WIGMAR, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700010; ZC-26-0137; WS-26-0138 & TM-26-500039

9A

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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.

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101004
ASSESSOR PARCEL #(s): 17707301036 & 17707301016

PROPERTY ADDRESS/ CROSS STREETS: 7860 S Decatur Blvd Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for a **Zone Change, Plan Amendment, Tentative Map, Waivers of Development Standards, and a Design Review.**

PROPERTY OWNER INFORMATION

NAME: SOUTH DECATUR HOLDING CO L L C
ADDRESS: 1000 N Green Valley Parkway, #440-350
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-837-9434 CELL 702-528-1100/702-353-3979

APPLICANT INFORMATION (information must match online application)

NAME: WIGMAR LLC
ADDRESS: 7860 S. Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89139-0104
TELEPHONE: 928-488-8337 / 702-528-1140 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Olen Yaqunda - SUZANA RUTAR Architect, LTD.
ADDRESS: 1950 E Warm Springs Rd
CITY: Las Vegas STATE: NV ZIP CODE: _____
TELEPHONE: _____ CELL 702-635-1986 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.


Randel W. Aleman (Jul 25, 2025 12:10:09 MDT)

Property Owner (Signature)*

Randel W. Aleman

Property Owner (Print)

7-25-25

Date

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

February 24, 2026

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter Request for Design Review**
APN # 177-07-301-016
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NET ACREAGE: 2.20 ACRES (95,832 S.F.)

To Whom It May Concern:

This is a Justification Letter for the above referenced properties. With this justification letter we would like to request a Design review. We are proposing to build two buildings each will be a 2-story building (overall height at 37'-0"). Building 1 will have 10 units; each unit will include an RV garage on the first floor that has room for up to 6 cars and 2 bed/ 2 bath on the second floor. RV-garage will be 1,720 SF on the first floor and on the second floor there will be 1,720 SF livable area with 224 SF balcony. Overall building 1 footprint will be 16,919 SF. Building 2 will have 9 units; each unit will include an RV garage on the first floor that has room for up to 6 cars and 2 bed/ 2 bath on the second floor. RV-garage will be 1,720 SF on the first floor and on the second floor there will be 1,720 SF livable area with 224 SF balcony. Overall building 2 footprint will be 15,230 SF. The elevations have variations in materials, colors, and heights. See Material Exhibit attached.

Parking spaces are met per table 30.04-2; 4 spaces are required, and 5 spaces are provided with 1 of them being handicapped.

Required landscaping with detached sidewalks is provided along Decatur. Exterior lights to be per code standards and there are no light poles to be proposed. Per Title 30 Section 30.02.25 D the side or rear setback may be eliminated to accommodate attached single family dwelling development.

With this justification letter we are requesting the approval of the following Waivers of Development Standards:

1. **Building Height:** Per Residential Single-Famile 2 (RS2) the maximum height is thirty-five (35) feet, the building height from finish grade is 37'-0". The reason for the extra two (2) feet is to provide architectural building height variance. Title 30 Section 30.02.08 B.
2. **Front Setback:** Per Residential Single-Famile 2 (RS2) Front setback is twenty (20) feet and with the current design we are encroaching 8'-6" for

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

nine (9) units and 6'-6" for ten (10) units. Encroachment is only for the balconies on the second floor for architectural enhancements. Title 30 Section 30.02.08 B.

3. **Open Space:** Per Title 30 Section 30.02.08 B a 200 sf open space is required per unit, with having 19 units, 3,800 sf is required. We are providing 2,634 sf of open space. However, there is an additional 1,480 sf between the buildings that will be used as an open space but can not be added due to the location on top of a drainage easement. Per Section 30.04.051.5.iv an open space over an easement can be counted if it is consistent with the intent and design requirements.
4. **Retaining Wall:** Per Title 30 Section 30.04.03 C max of 3' retaining wall is allowed where 6' retaining wall is proposed on the northeast corner of the site. 6' is top of footing to top of wall, the exposed wall is 5.3' of retaining.
5. **Minimum Private Street Standards:** We are requesting a waiver for the minimum private street standards as we do not meet the required 37' wide by the pool/open space area, we are providing 26' at the corner by the pool/open space area. We had a meeting with the fire department, and they confirmed that trucks will not be stopping by that corner. Please see PDF attached to the email.
6. **Internal Back of Curb Radius:** We are requesting a waiver for the internal back-of-curb radius as it does not meet the minimum standards per Uniform Standard Drawings 201 we are proving 2' where 15' is required adjacent to Lot 1 and 8' where 15' is required adjacent to lot 19 due to the site layout by providing this standard we will not be able to provide full driveways to a couple of the homes and this will require us to request for a waiver.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Olen@SRutar.com.

Sincerely,
Olen Yaqunda
Job Captain
SUZANA RUTAR Architect Ltd.
A Professional Corporation

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:

TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
 177-07-301-016; 177-07-301-036

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.64
- Project Type: Attached single-family residential development
- Number of Lots: 19
- Density (du/ac): 7.20
- Lot Size (square feet): 2,340

Project Description

The map depicts a proposed subdivision consisting of 19 attached single-family residential lots and 4 common lots. All lots are accessed from Decatur Boulevard by way of a private street that extends east into the site from the east side of Decatur before looping north and west, in a reversed "C" configuration to provide internal circulation to all lots. Lots 1 through 10 are located south of Common Element "A," and Lots 11 through 19 are located to the north.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------|
| ZC-24-0128 | Reclassified the site from RS3.3 and RS20 to CG zoning for a mini-warehouse facility | Approved by BCC | May 2024 |
| UC-24-0129 | A use permit, waiver of development standards and design review for a mini-warehouse facility | Approved by BCC | May 2024 |
| VS-24-0130 | Vacated patent easements and right-of-way for a mini-warehouse facility | Approved by BCC | May 2024 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------------|---------------|
| ZC-0116-09* | Reclassified the site from R-E to C-P zoning for an office building - expired | Approved by BCC | April 2009 |
| TM-0277-05** | Tentative map for a 16 lot single family residential subdivision | Withdrawn by Applicant | June 2005 |
| ZC-1592-99** | Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots | Approved by BCC | December 1999 |

* APN 177-07-301-036 only ** APN 177-07-301-016 only

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|------------------------------------|
| North | Neighborhood Commercial | RS20 | Single-family detached residential |
| East & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family detached residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS3.3 | Single-family detached residential |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700010 | A plan amendment to change the land use designation of the site from NC to CN is companion item on this agenda. |
| ZC-26-0137 | A zone change to reclassify the site from CG to RS2 is a companion item on this agenda. |
| WS-26-0138 | A waiver of development standards and design review for an attached single-family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The map demonstrates an orderly subdivision layout consistent with the intended residential development pattern, and the subdivision meets the minimum lot-size requirement for the RS2 zoning district. While staff supports the related plan amendment and zone change; staff cannot support the waiver of development standards to reduce street width and modify uniform standard drawings. Therefore, staff cannot support the tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet x 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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

- The street suffixes shall be spelt out.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration 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.

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 #0453-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WIGMAR, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): PA-26-700010; ZC-26-0137; WS-26-0138 & TM-26-500033

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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.
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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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 Gilesple Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman | (702) 455-3113* | Michael Naft | A |
| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101004
ASSESSOR PARCEL #(s): 17707301036 & 17707301016

PROPERTY ADDRESS/ CROSS STREETS: 7860 S Decatur Blvd Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for a **Zone Change, Plan Amendment, Tentative Map, Waivers of Development Standards, and a Design Review.**

PROPERTY OWNER INFORMATION

NAME: SOUTH DECATUR HOLDING CO L L C
ADDRESS: 1000 N Green Valley Parkway, #440-350
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-837-9434 CELL 702-528-1100/702-353-3979

APPLICANT INFORMATION (information must match online application)

NAME: WIGMAR LLC
ADDRESS: 7860 S. Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89139-0104
TELEPHONE: 928-488-8337 / 702-528-1140 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Olen Yaqunda - SUZANA RUTAR Architect, LTD.
ADDRESS: 1950 E Warm Springs Rd
CITY: Las Vegas STATE: NV ZIP CODE: _____
TELEPHONE: _____ CELL 702-635-1986 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.


Randel W. Aleman (Jul 25, 2025 12:10:09 PDT)
Property Owner (Signature)*

Randel W. Aleman
Property Owner (Print)

7-25-25
Date

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

December 23, 2025

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter Request for Tentative Map**
APN # 177-07-301-016
APN # 177-07-301-036
GROSS ACRAGE: 2.64 ACRES (114,998.4 S.F.)
NET ACREAGE: 2.20 ACRES (95,832 S.F.)

To Whom It May Concern:

This is a Justification Letter for the above referenced properties. With this justification letter we would like to request a Tentative Map for the parcels listed above to create 19 lots for individual sell.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Olen@SRutar.com.

Sincerely,
Olen Yaqunda
Job Captain
SUZANA RUTAR Architect Ltd.
A Professional Corporation

04/21/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700011-CIMMARON SPRING DEUX, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rk
(For possible action)

RELATED INFORMATION:

APN:
176-16-601-045

EXISTING LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant is also requesting a zone change for this site from RS20 to RS5.2. This zone change requires a master plan amendment to the Low-Intensity Suburban Neighborhood land use category. According to the applicant, the plan amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses but also embraces a mix of different residential intensities. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Added the RNP-I overlay to the site and reclassified the site 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 & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-26-0139 | A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| VS-26-0140 | A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda. |
| WS-26-0141 | Waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| TM-26-500034 | A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density suburban residential development (up to 5 dwelling units per area) and is not in character with the adjacent large rural estate lots to the north, south, and west of this site. Additionally, the proposed subdivision is directly adjacent to a residence that has a large equestrian facility; and therefore, is still a viable RNP neighborhood. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development; Policy 1.5.1 which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & M-26-50034 **11A**

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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>

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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Marley P. Robinson Justice Court &
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1340 E. Highway 168, Moapa

MOAPA VALLEY

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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

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman | (702) 455-3113* | Michael Naft | A |
| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101629

ASSESSOR PARCEL #(s): 176-16-601-045

PROPERTY ADDRESS/ CROSS STREETS: Miller Ln & Shelbourne Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

12- Lot Single Family Residential for Plan Amendment, Zone change, design review, vacation patent easements, waivers of development standards and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 8030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Darivsh Imani
Property Owner (Print)

10-27-25
Date

February 12th, 2026

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

**Re: Miller & Shelbourne
APR-25-101629
APN: 176-16-601-045
Justification Letter PA**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification for a Master Plan Amendment for a proposed Single-Family Subdivision.

Project Information

The subject site is 2.43 gross acres and located south of Shelbourne Avenue and west of Miller Lane. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 4.93 dwelling units per acre. The lots range in size from 5,640 square feet to 8,899 square feet, with an average lot size of 6,555 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 3.3). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Master Plan Amendment

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

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

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

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

Sincerely,

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

Susan Florian
Land Planner

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0139-CIMMARON SPRING DEUX, LLC:

ZONE CHANGES for the following: 1) reclassify 5.10 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-16-601-045

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. According to the applicant, the proposed zone change will still provide large lots that are consistent with the surrounding neighborhoods while providing an alternative housing option from what is immediately adjacent to the site. The proposed amendment supports the imperative for in-fill development. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl. Furthermore, the proposed zone change is appropriate because the subject parcel serves as a logical transitional property between larger-lot residential zoning to the west and smaller-lot residential development to the east. While the property is currently zoned RS20, the parcels directly across the street are zoned RS3.3, which allows for smaller lot sizes and higher residential density.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change which added the RNP-I overlay to the site and reclassified the site 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 & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700011 | A plan amendment to change the land use designation of the site from RN to LN is companion item on this agenda. |
| VS-26-0140 | A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda. |
| WS-26-0141 | Waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| TM-26-500034 | A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS5.2 zoning, since staff does not support the change in land use category to Low-Intensity Suburban Neighborhood (LN). Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. Additionally, there is horse property directly to the west; and therefore, is still a viable RNP neighborhood. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas. For these reasons, staff finds the request for RS5.2 zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

If approved:

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & TM-26-500034

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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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

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Regional Government Center
101 Civic Way, Laughlin

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

LOWER KYLE CANYON

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320 N. Moapa Valley Blvd., Overton

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

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

RED ROCK

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14 Cottonwood Dr., Blue Diamond

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

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman | (702) 455-3113* | Michael Naft | A |
| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| 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 1/7/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101629

ASSESSOR PARCEL #(s): 176-16-601-045

PROPERTY ADDRESS/ CROSS STREETS: Miller Ln. & Shelbourne Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

12- Lot Single Family Residential for Plan Amendment, Zone change, design review, vacation patent easements, waivers of development standards and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Darvish Emami
Property Owner (Print)

10-27-25
Date

February 26, 2026

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

Re: Miller & Shelbourne
APR-25-101629
APN: 176-16-601-045
Justification Letter ZC

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.43 gross acre, 12-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

Property Information

The subject site is 2.43 gross acres and located south of Shelbourne Avenue and west of Miller Lane. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 4.93 dwelling units per acre. The lots range in size from 5,640 square feet to 8,899 square feet, with an average lot size of 6,555 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 3.3). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS5.2 (Single Family Residential District 5.2). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), the master plan to the north and east is currently Mid-Intensity Suburban Neighborhood (up to 8 du/sc). The presence of this potential RS5.2 zoning, 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. We are requesting a slight increase in density, ensuring it has no impact on the surrounding developed subdivisions. This request still 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. We are requesting to increase density by only a little so it doesn't make a difference to the surrounding developed subdivisions.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment

to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

Zone Change Justification – Removal of Parcel 176-16-601-045 from the RNP/NPO Overlay District

This request is to remove Parcel 176-16-601-045 from the RNP/NPO Overlay District and to rezone the property from RS20 (Ranch Estates Residential) to RS5.2 (Single-Family Residential). The proposed zone change is appropriate because the subject parcel serves as a logical transitional property between larger-lot residential zoning and smaller-lot residential development in the immediate vicinity. While the property is currently zoned RS20 with an RN designation, the parcels directly across the street are zoned RS3.3, which allows for smaller lot sizes and higher residential density. Rezoning the subject parcel to RS5.2 creates a consistent and appropriate step-down in lot size and density, providing a buffer and gradual transition between the RS20 zoning and the more intensive RS3.3 zoning nearby.

The removal of the RNP/NPO Overlay District and approval of the RS5.2 zoning will allow the property to develop in a manner that is compatible with surrounding residential uses while maintaining neighborhood character. The proposed zoning will not introduce uses that are inconsistent with the existing residential context but will instead support orderly growth and development consistent with the established pattern in the area. As a transitional zoning classification, RS5.2 represents an appropriate balance between the larger estate-style lots and the smaller single-family residential lots, ensuring compatibility and promoting cohesive neighborhood development.

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0140-CIMMARON SPRING DEUX, LLC:

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

RELATED INFORMATION:

APN:
 176-16-601-045

PROPOSED LAND USE PLAN:
 ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate easements and a portion of right-of-way which are no longer needed for the development of the site. Vacating a portion of right-of-way is necessary to accommodate detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change which added the RNP-I overlay to the site and reclassified the site 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 & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| PA-26-700011 | A plan amendment to change the land use designation of the site from RN to LN is companion item on this agenda. |
| ZC-26-0139 | A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| WS-26-0141 | A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| TM-26-500034 | A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 Shelbourne Avenue, and associated spandrel;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX LLC

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & T 1-26-500034

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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>

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- 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.



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & TM-26-509984

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

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

Date: 4/1/2026

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>

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PLANNING COMMISSION (PC)

Date: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101629

ASSESSOR PARCEL #(s): 176-16-601-045

PROPERTY ADDRESS/ CROSS STREETS: Miller Ln. & Shelbourne Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

12- Lot Single Family Residential for Plan Amendment, Zone change, design review, vacation patent easements, waivers of development standards and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV ZIP CODE: 89118

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

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

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

Darivsh Imami
Property Owner (Print)

10-27-25
Date

February 12, 2026

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

**Re: Miller & Shelbourne
APR-25-101629
APN: 176-16-601-045
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC; is respectfully submitting justification for the vacation of a patent easement and a right-of-way vacation.

Patent Easement Vacation

This request is to vacate 5-foot-wide portions of patent easements located along the north of property boundaries of APN: 176-16-601-045

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

Right-of-Way Vacation

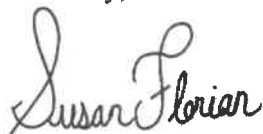
This request is to vacate 17-foot-wide portions of the right-of-way of property boundaries of APN: 176-16-601-045. It also includes a request to vacate a portion of right of way along the east side of APN: 176-16-601-046, varying in width from 17-ft to zero feet.

Due to the subject parcel being developed into single family residential, the stated right-of-way 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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0141-CIMMARON SPRING DEUX, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street width.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-601-045

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow lot sizes less than 10,000 square feet (as small as 5,640 square feet) where residential development within abutting or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
 - b. Reduce the rear setback to 20 feet where 30 feet is required on residential development abutting to Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries on lots along any shared lot lines per Section 30.04.06G (a 33% decrease).
2. Reduce the width of a street (Miller Lane) to 48 feet where 60 feet is the minimum required per Section 30.04.08D (a 20% decrease).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Project Type: Single-family residential development
- Number of Lots: 12
- Density (du/ac): 4.93
- Minimum/Maximum Lot Size (square feet): 5,640/8,899
- Number of Stories: 1
- Building Height (feet): Up to 20

- Square Feet: 2,029 to 2,300

Site Plan

The site plan depicts a proposed 12 lot single-family subdivision consisting of all lots facing internally toward an east to west oriented private street. Access to the subdivision is via a proposed driveway along the east property line adjacent to Miller Lane. The private street includes roll curbs on both sides and a sidewalk along the south side. The street terminates in a hammerhead turnaround at the west end of the subdivision. This subdivision is also subject to several waiver requests, including reductions in required lot size and setbacks adjacent to the Neighborhood Protection Overlay, as well as a request to reduce the required right-of-way width for Miller Lane.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk, providing a total of 10 feet of landscaping along Shelbourne Avenue and Miller Lane. Large trees are provided with a minimum of 3 shrubs planted for each tree.

Elevations

The plans depict single-story homes with a maximum height of up to 20 feet. Each elevation includes sufficient architectural variation to meet Title 30 requirements. The homes incorporate a combination of covered entries, recessed and trimmed windows, wall offsets, varied rooflines, and optional stone or brick accents.

Floor Plans

The plans depict homes with 3 to 4 bedrooms and 2 to 3 bathrooms, depending on the selected layout and optional conversions. Each home includes a 2 car garage. The submitted floor plans show living areas ranging from 2,029 square feet to 2,300 square feet, excluding optional features such as outdoor living room spaces and covered porches.

Applicant's Justification

A waiver is requested to allow reduced lot sizes adjacent to the RNP/NPO, which the applicant indicates remain generally consistent with nearby development patterns, noting that surrounding parcels are either vacant or expected to redevelop in a compatible manner. A second waiver is requested to reduce the required rear setback along the southern boundary, with the applicant stating that the adjacent parcel is vacant and that the reduced setback maintains appropriate separation and compatibility with potential future development. A third waiver is requested to reduce the width of Miller Lane, which the applicant states is suitable for a low-volume residential street serving a small number of homes. The applicant also seeks design review approval for 2, one-story architectural floor plans, stating that the homes incorporate decorative windows and stucco finishes, do not exceed 35 feet in height, meet the requirement for 2 architectural features per façade, and include 2 car garages with EV-charging capability and full-length driveways.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change which added the RNP-I overlay to the site and reclassified the site 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 & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700011 | A plan amendment to change the land use designation of the site from RN to LN is companion item on this agenda. |
| ZC-26-0139 | A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| VS-26-0140 | A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda. |
| TM-26-500034 | A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

Staff does not support the requests to reduce the required lot size or the required rear setback adjacent to NPO-RNP properties. Title 30 requires a minimum lot size of 10,000 square feet

adjacent to NPO-RNP, and a 30 foot rear setback on lots adjacent to NPO-RNP boundaries to ensure an appropriate transition to the larger-lot character protected within the Neighborhood Protection Overlay. The proposed lot sizes, some as small as 5,640 square feet, and the reduced 20 foot rear setback represent substantial deviations that do not provide the scale, separation, buffering, or privacy intended for development adjoining NPO-RNP properties. The applicant has not demonstrated a site-specific constraint, physical limitation, or unique hardship that prevents compliance with these transition standards, and the subdivision can be designed to meet both the minimum lot size and the full rear setback requirement along the NPO-RNP interface. For these reasons, staff cannot support the waivers.

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 development has been evaluated against the applicable design review criteria and reflects a conventional single-family residential pattern that is generally compatible with surrounding neighborhoods. However, since staff does not support the companion plan amendment and zone change, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the proposed reduced street width for Miller Lane will have no negative impact as Miller Lane does not continue north of Shelbourne Avenue. Therefore, staff has no objection to the reduction in the street width.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

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 Shelbourne Avenue, 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

- 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 #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & M26-540134 **14A**

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

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

Date: 4/1/2026

Location: Refer to listing on other side

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 Time: 9:00 AM

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101629

ASSESSOR PARCEL #(s): 176-18-601-045

PROPERTY ADDRESS/ CROSS STREETS: Miller Ln. & Shelbourne Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

12- Lot Single Family Residential for Plan Amendment, Zone change, design review, vacation patent easements, waivers of development standards and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Darivsh Imami
Property Owner (Print)

10-27-25
Date

February 12, 2026

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

**Re: Miller & Shelbourne
APR-25-101629
APN: 176-16-601-045
Justification Letter WS**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.43 gross acre, 12-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.43 gross acres and located south of Shelbourne Avenue and west of Miller Lane. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 4.93 dwelling units per acre. The lots range in size from 5,640 square feet to 8,899 square feet, with an average lot size of 6,555 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 3.3). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Shelbourne Avenue and Miller Lane will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-12 will be accessed via a 44-foot-wide private street that have sidewalks on one side that terminates in a hammerhead they will have a 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Shelbourne Avenue and Miller Lane as required by code.

Hammer Heads:

The internal private street design for the subdivision will have one internal hammerhead street. 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 Hammerhead streets are approx. 256-ft long with 6 lots located on each side. 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. Each home will also have two car garage and a full drive way to accommodate two cars.
- 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* – one hammer head is proposed in the entire development
- iv. *Size of lots* – the lot sizes are 50-ft in width
- v. *Shape and other constraints of the property* – the property is square shape and designed in a manner where the primary north south roadway is single loaded allowing for full parking along both sides 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 hammer head are approx. 256-ft away from area for additional parking to their lots.

| <i>Surrounding Property</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|--------------------------------|---|---------------------------------------|
| Subject Property (Undeveloped) | RN (Ranch Estates Neighborhood - up to 2 du/ac) | Residential Single-Family 20 (RS20) |
| North (Undeveloped) | RN (Ranch Estates Neighborhood - up to 2 du/ac) | Residential Single-Family 20 (RS20) |
| South (Undeveloped) | RN (Ranch Estates Neighborhood - up to 2 du/ac) | Residential Single-Family 20 (RS20) |
| East (Developed) | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | Residential Single-Family 3.3 (RS3.3) |
| West (Developed) | RN (Ranch Estates Neighborhood - up to 2 du/ac)) | Residential Single-Family 20 (RS20) |

Waiver of Development Standards- NPO/RNP

The applicant is requesting a waiver to remove the proposed development from the RNP/NPO area designation. This request is based on changes in the surrounding development pattern, where nearby properties have experienced an increase in residential density over time. Granting this waiver will not be detrimental to public health, safety, or welfare and is consistent with the intent of the Development Code and applicable planning policies. The surrounding area has evolved from its original development pattern, with adjacent and nearby lots increasing in density through subdivision and redevelopment. As a result, the subject property is no longer consistent with the low-density character typically associated with the RNP/NPO designation. Removing the site from the RNP/NPO area allows the development to better align with existing and emerging land use patterns, promotes consistency with surrounding lot sizes and densities, and supports orderly and compatible growth. The proposed development will remain compatible with adjacent properties and will not create adverse impacts to the neighborhood or surrounding infrastructure.

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lot 6 and 7, located immediately east of the

existing NPO adjacent to the project site, is proposed to have an area of 8,701 square feet for lot 6 and 8,604 square feet for lot 7. Both lots are close to the 10,000 square feet required by code. This lot size is consistent with neighboring residential developments. The adjacent NPO parcel is also one single residency, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for Lot 6 and 7 is unlikely to adversely impact any future development.

Waiver of Development Standards- Street Width Reduction

We are proposing to reduce the width of Miller Lane from 60 feet to 48 feet. This adjustment is based on our assessment that the street will primarily accommodate residential traffic at low volume, and the narrower width will more appropriately meet the needs of the area while ensuring efficient use of space. The development will only have 12 lots which is more applicable to be classified as a residential local street per table 30.04-14.

Design Review – Architecture

This request is for a design review for 2 architectural floor plans and elevations. The one-story detached single-family. The exterior of the homes consists of large decorative windows and a combination of stucco finish. From ground level it will not exceed 35 feet in height. 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.

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

Sincerely,



Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500034-CIMMARON SPRING DEUX, LLC:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-601-045

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Project Type: Single-family residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.93
- Minimum/Maximum Lot Size (square feet): 5,640/8,899

Project Description

The map depicts a proposed 12 lot single-family subdivision consisting of all lots facing internally toward an east to west oriented private street. Access to the subdivision is via a proposed driveway along the east property line adjacent to Miller Lane. The private street includes roll curbs on both sides and a sidewalk along the south side. The street terminates in a hammerhead turnaround at the west end of the subdivision.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ZC-1026-05 | Zone change which added the RNP-I overlay to the site and reclassified the site 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 & South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residence with an equestrian facility |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-26-700011 | A plan amendment to change the land use designation of the site from RN to LN is companion item on this agenda. |
| ZC-26-0139 | A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda. |
| VS-26-0140 | A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda. |
| WS-26-0141 | A waiver of development standards and 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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The layout of the subdivision is orderly, with lots arranged on both sides of the internal streets. The lots take access only from internal and external local public streets, and no double-frontage lots are proposed, as common lots are used to separate the subdivision from the perimeter streets. The lot sizes meet the minimum requirements of the RS5.2 zoning district. However, staff finds that the applicant did not provide a compelling justification for terminating the internal street as a hammerhead rather than a cul-de-sac and therefore did not satisfy the requirements of Title 30. Staff finds that the hammerhead design represents a self-imposed hardship. Staff does not support the companion plan amendment, zone change, or waivers of development standards; therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 Shelbourne Avenue, 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 shown as Wigwam Avenue shall be labeled as Camero Avenue on the key map.

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 #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX LLC

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



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

15A

APPLICATION NUMBER(s): PA-26-700011; ZC-26-0139; VS-26-0140; WS-26-0141 & ~~TM-26-500034~~

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

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

Date: 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101629

ASSESSOR PARCEL #(s): 176-16-601-045

PROPERTY ADDRESS/ CROSS STREETS: Miller Ln. & Shelbourne Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

12- Lot Single Family Residential for Plan Amendment, Zone change, design review, vacation patent easements, waivers of development standards and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Darivsh Imami
Property Owner (Print)

10-27-25
Date

February 12, 2026

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

**Re: Miller & Shelbourne
APR-25-101629
APN: 176-16-601-045
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.43 gross acre, 12-lot single-family residential subdivision.

Tentative Map

The subject site is 2.43 gross acres and located south of Shelbourne Avenue and west of Miller Lane. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 4.93 dwelling units per acre. The lots range in size from 5,640 square feet to 8,899 square feet, with an average lot size of 6,555 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 3.3). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Shelbourne Avenue and Miller Lane will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-12 will be accessed via a 44-foot-wide private street that have sidewalks on one side that terminates in a hammerhead they will have a 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Shelbourne Avenue and Miller Lane as required by code.

Hammer Heads:

The internal private street design for the subdivision will have one internal hammerhead street. 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 Hammerhead streets are approx. 256-ft long with 6 lots located on each side. 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. Each home will also have two car garage and a full drive way to accommodate two cars.
- 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* – one hammer head is proposed in the entire development

iv. *Size of lots* – the lot sizes are 50-ft in width

v. *Shape and other constraints of the property* – the property is square shape and designed in a manner where the primary north south roadway is single loaded allowing for full parking along both sides 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 hammer head are approx. 256-ft away from area for additional parking to their lots.

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

Sincerely,

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

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:

VACATE AND ABANDON a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Rogers Street (alignment) located between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-103-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Silverado Ranch Boulevard and Rogers Street (alignment) to install detached sidewalks and develop the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------------|--|-----------------|-----------|
| ET-24-400044 (NZC-21-0037) | First extension of time for a non-conforming zone change with waivers and a design review for a commercial complex | Approved by BCC | June 2024 |
| NZC-21-0037 | Non-conforming zone change with waivers and a design review for a commercial complex | Approved by BCC | June 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|-------------------------------------|
| North | Public Use | PF & IP (AE-60) | Government facilities & undeveloped |
| South | Public Use | PF (AE-60) | Flood control basin |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG | Commercial development |
| West | Neighborhood Commercial | CG (AE-60) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-26-500035 | A tentative map for a 1 lot commercial 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 the right-of-way easement that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

CONTACT: FARUS FARMANALI, 13861 ADARE MANOR LANE, FRISCO, TX 75035

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0144 & TM-26-500035

16A

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

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

Date 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

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BUNKERVILLE

Judith Metz, Secretary
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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
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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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14 Cottonwood Dr., Blue Diamond

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(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 2/5/26

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-25-101918
ASSESSOR PARCEL #(s): 177-30-103-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. & Rogers St.

DETAILED SUMMARY PROJECT DESCRIPTION

Application for tentative map, vacation. NZC previously approved under NZC-21-0037.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Silverado Ranch Roger LLC
ADDRESS: 9992 Catalina Canyon Ave. 13861 Adare Manor Lane
CITY: Las Vegas Frisco STATE: ~~NV~~ TX ZIP CODE: ~~89147~~ 75035
TELEPHONE: 702-373-2993 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: FBF Management Company LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 75035
TELEPHONE: 702-373-2993 CELL 702-373-2993 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chayaria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-862-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

F. Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

12/2/2025
Date

February 10, 2026

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

Re: Silverado Ranch & Rogers
APR: 25-101918
APN: 177-30-103-004
Justification Letter Vacations

To whom it may concern:

Taney Engineering, on behalf of FBF Management Company LLC, is respectfully submitting justification for the vacation of right-of-way and easements.

Right-of-Way Vacation

This request is to vacate 5-foot-wide portions of right-of-way located along the north.

The right of way vacation is necessary for the installation of detached sidewalks.

Right-of-Way Resolution Relative to Acquisitions of Right-of-Way

This request is to vacate a 30 foot portion of public rights-of-way by a resolution relative to acquisition of Rights-of-Way easement along property boundaries of APN: 177-30-103-004.

This is no longer necessary for the construction of the commercial development.

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,

Nicole Chavarria

Nicole Chavarria
Project Coordinator

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 1.16 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:
177-30-103-004

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.16
- Project Type: Commercial development
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the south side of Silverado Ranch Boulevard. The site is currently undeveloped. Access to the site is provided by a single commercial driveway from Silverado Ranch Boulevard centrally located along the north property line. The proposed tentative map will facilitate the development of a commercial complex on the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------------|---|-----------------|-----------|
| ET-24-400044 (NZC-21-0037) | First extension of time for a non-conforming zone change with waivers and a design review for a commercial complex. | Approved by BCC | June 2024 |
| NZC-21-0037 | Non-conforming zone change with waivers and a design review for a commercial complex | Approved by BCC | June 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|-------------------------------------|
| North | Public Use | PF & IP (AE-60) | Government facilities & undeveloped |
| South | Public Use | PF (AE-60) | Flood control basin |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG | Commercial development |
| West | Neighborhood Commercial | CG (AE-60) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-26-0144 | A vacation and abandonment of right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

- Comply with approved drainage study;
- Full off-site improvements;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- The one lot final map shall not record until all required traffic mitigation fees have been paid in full to Public Works - Development Review.

Building Department - Addressing

- The key map shall not include directional prefixes;
- The vicinity map shall include street suffixes.

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 #0279-2026 to obtain your POC exhibits, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

CONTACT: FARUS FARMANALI, 1386 ADARE MANOR LANE, FRISCO, TX 75035



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

17A

APPLICATION NUMBER(s): VS-26-0144 & TM-26-500035

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

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

Date 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

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

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

GOODSPRINGS

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375 W. San Pedro Avenue, Goodsprings

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State Route 160, Mountain Springs

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Mt. Charleston Library
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Regional Government Center
101 Civic Way, Laughlin

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Whitney Recreation Center
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UPPER & LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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-25-101918
ASSESSOR PARCEL #(s): 177-30-103-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. & Rogers St.

DETAILED SUMMARY PROJECT DESCRIPTION

Application for tentative map, vacation. NZC previously approved under NZC-21-0037.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Silverado Ranch Roger LLC
ADDRESS: 6992 Catalina Canyon Ave. 13861 Adare Manor Lane
CITY: Las Vegas Frisco STATE: NV TX ZIP CODE: 89147 75035
TELEPHONE: 702-373-2993 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: FBF Management Company LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 75035
TELEPHONE: 702-373-2993 CELL: 702-373-2993 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-962-8844 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

F. Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

12/2/2025
Date

January 22, 2026

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

Re: Silverado Ranch & Rogers
APR: 25-101918
APN: 177-30-103-004
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of FBF Management Company LLC, is respectfully submitting justification for a Tentative Map, Reviews for a proposed 2.16 gross acre, 1-lot commercial subdivision.

Taney Engineering, on behalf of our client, FBF Management Company LLC, realizes the Tentative Map will not be acted within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our Vacation applications.

Tentative Map

The subject site is 2.16 gross acres and located north of Silverado Ranch Boulevard and approximately 900 feet west of Arville Street. A Tentative Map is requested to allow for the development of a 1-lot commercial subdivision. The commercial subdivision will consist of two buildings. Building A and B will be for retail/restaurant. Building A will be 3,006 square feet. Building B will be 6,905 square feet. The site is currently zoned CG (Commercial General) with a planned land use of MN (Mid- Intensity Suburban Neighborhood).

Silverado Ranch Boulevard will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. All lots will be accessed via 39-foot-wide street.

The project site is adjacent to properties with the following zoning categories and planned land use:

| <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) | Commercial General (CG) |
| North (Developed) | PU (Public Use) | Public Facility (PF) |
| South (Developed) | PU (Public Use) | Public Facility (PF) |

| | | |
|---------------------|---|-------------------------|
| East (Developed) | MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac) | Commercial General (CG) |
| West (Developed) | NC (Neighborhood Commercial) | Commercial General (CG) |

NZC-21-0037 has already been approved for this site, and the project is proceeding in full accordance with that approval. No modifications are proposed to the previously approved design, site layout, landscaping, or associated improvements. All elements of the project remain consistent with the approved plans and conditions under NZC-21-0037, and the existing entitlement is being relied upon without alteration.

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0119-CHAR, RANDALL J.:

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

RELATED INFORMATION:

APN:
 176-22-801-007

LAND USE PLAN:
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| WS-18-0798 | Design review and waiver of development standards for a single-family residential subdivision - expired | Approved by BCC | December 2018 |
| VS-0751-16 | Vacation and Abandonment of rights-of-way | Approved by BCC | January 2017 |
| WC-400150-08 (TM-0267-07) | Waiver of condition for a tentative map | Approved by PC | July 2008 |
| WS-1135-07 | Waiver of Development Standard for a proposed single family residential subdivision - expired | Approved by PC | November 2007 |
| TM-0267-07 | Tentative map application for single-family residential lots - expired | Approved by PC | November 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|-------------------|
| North & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Vacant |

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RANDALL CHAR

**CONTACT: BETH ROBICHEAU, LAS VEGAS, 7128 JUNCTION VILLAGE AVENUE,
LAS VEGAS, NV 89129**

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0119

18A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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- PC/BCC meeting information will be emailed to the correspondent on file.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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- 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 so with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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- 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.
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- 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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-801-007

PROPERTY ADDRESS/ CROSS STREETS: Gomer Road and Belcastro Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Government easements

PROPERTY OWNER INFORMATION

NAME: Baja Land Development
ADDRESS: 9637 Bella Di Mora
CITY: Las Vegas STATE: Nevada ZIP CODE: 89178
TELEPHONE: _____ CELL (702) 587-3355 EMAIL: bminter33@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Brian Minter
ADDRESS: 4626 Pointleaf Street
CITY: Las Vegas STATE: Nev ZIP CODE: 89032 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 587-3355 EMAIL: bminter33@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Crockett Wirthlin
ADDRESS: 10032 Scenic Walk Ave.
CITY: Las Vegas STATE: Nev ZIP CODE: 89149 REF CONTACT ID # _____
TELEPHONE: 702 379-9362 CELL 702 379-9362 EMAIL: gwirthlin@aol.com

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

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

Brian Minter
Property Owner (Signature)*

Brian Minter
Property Owner (Print)

2/23/2026
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Clark County Public Works
500 S. Grand Canyon Parkway
Las Vegas, Nevada, 89101

To Whom it may Concern;

I, Brian Minter, as Managing Member of Baja Land Development, LLC, the owner of the Parcel having assessor's parcel number 176-22-801-007, am applying for the abandonment of the government patent easements which encumber said Parcel. This Parcel sits on the northeast corner of Belcastro Street and Gomer Road. The justification for this abandonment request is that the government easements are no longer needed as Clark County has taken dedication of the rights of ways need for this area.

A portion of the government patent easement is 33 feet in width and abuts the North and East property lines of the Parcel. The remaining portion of the government patent easement is 3 feet in width, and abuts the South and West property lines.

Thank you,

Brian Minter

8436 Carbon Heights Crt

Las Vegas, Nevada 89178

bminter33@yahoo.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0124-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue and Valley View Boulevard and Polaris Avenue (alignment); and a portion of a right-of-way being Frias Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements within the subject property. Additionally, they are requesting to vacate and abandon 5 feet of Frias Avenue right-of-way along the north property line to allow for detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------------|---|-----------------|-------------|
| UC-25-0323 | Use permit, waivers of development standards, and a design review for a mini-warehouse facility | Approved by BCC | June 2025 |
| VS-25-0324 | A vacation and abandonment of easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) | Approved by BCC | June 2025 |
| WS-21-0333 | Waiver of development standards to increase retaining wall height and design review for increased grade - expired | Approved by BCC | August 2021 |
| VS-21-0334 | Vacation and abandonment of easements of interest - expired | Approved by BCC | August 2021 |
| ADR-21-900291 | Allowed modifications to a previously approved mini-warehouse facility - expired | Approved by ZA | July 2021 |
| ADET-21-900219 (ZC-19-0210) | Extension of time for a mini-warehouse and recreational vehicle storage - expired | Approved by ZA | May 2021 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------|
| ZC-19-0210 | Reclassified R-E to C-1 for mini-warehouse and recreational vehicle storage - use permit, waiver of development standards, and design review - expired | Approved by BCC | May 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| South | Compact Neighborhood: Up to 18 du/ac) | RM18 | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 | Undeveloped |
| West | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 | Single-family residential |

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEX ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

19A

APPLICATION NUMBER(s): VS-26-0124__

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

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

Date 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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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.

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 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 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
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MOAPA VALLEY

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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
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Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

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650 W. Quartz Avenue, Sandy Valley

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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 |
| Donnie Gibson | (702) 455-3113* | April Becker | C |
| Edward Frasier III | (702) 455-3113* | William McCurdy II | D |
| Vivian Kilarski | (702) 455-3113* | Tick Segerblom | E |
| Leslie Mujica | (702) 455-3113* | Justin Jones | F |
| Steve Kirk | (702) 455-3113* | James Gibson | G |

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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-25-101102

ASSESSOR PARCEL #(s): 177-29-401-001

PROPERTY ADDRESS/ CROSS STREETS: Frias Ave & Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

ROW Vacation

PROPERTY OWNER INFORMATION

NAME: ZSKSMAZ Township Family Trust / Malik Umer TRS

ADDRESS: 3900 Hualapai Way 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ZSKSMAZ Township Family Trust

ADDRESS: 3900 Hualapai Way 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Umer Malik

Property Owner (Print)

7-13-25

Date

October 23, 2025

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

**Re: Frias & Valley View
APR-25-101102
APN: 177-29-401-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is submitting justification for the following patent easement vacation and right-of-way vacation:

Patent Easement Vacation

This request is to vacate 5 feet of the patent easement along the north boundary of APN 177-29-401-001.

Due to the proposed commercial storage development, the patent easement is no longer necessary.

Right-of-Way Vacation

This request is to vacate a 5-foot of the right-of-way on north boundary of APN 177-29-401-001.

Due to the proposed commercial storage development having detached sidewalks, the right-of-way vacation is necessary.

Legal descriptions, exhibits, and supporting documents for the vacation have been provided with the application for review.

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-26-0117-CHANDLER, PAUL III & LEANNE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; and 2) eliminate side interior setback for a carport in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Chaplin Cove Avenue and west of Bermuda Nights Street within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-33-612-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the building separation between an existing single-family residence and a proposed carport where 6 feet is required per Section 30.02.04B.
2. Eliminate the side interior setback for a proposed carport where 7 feet is required per Section Table 30.04-2.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 382 Chaplin Cove Avenue
- Site Acreage: 0.61
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 14 (carport)
- Square Feet: 990 (carport)

Site Plan

The plan depicts an existing single-family residence with access provided via Chaplin Cove Avenue along the south side of the site. Currently, there is an RV being stored in the side yard to the west of the house, and a carport is proposed to cover the RV. There is a gate in the front of the carport, 42 feet back from the street. The support columns of the proposed carport are up to 2 inches from both the primary residence and the west property line.

Elevations

The applicant indicates the carport will be 14 feet in height. It will be constructed of metal in beige color to match the color of the existing home. The carport is open on the north and south elevations and is bounded by the existing house to the east. The west elevation depicts lattice privacy screen with rain gutters to drain water away from the adjacent property to the west. The roof of the carport is slightly higher than the roof of the existing house.

Applicant's Justification

The applicant indicates the proposed carport will provide shade for the RV being stored in the west side yard, simultaneously offering weather protection along the side yard pathway between the accessory living quarters and the main residence. Furthermore, the applicant states the requests will not alter the character of the locality, nor will it be detrimental to the public welfare or neighboring properties. The applicant provided letters of "Neighbor Awareness Statement" indicating the only concern of the neighbors is that the structure is not attached to the block wall (west boundary line) as the wall is not designed to support such a structure.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|----------------|
| VS-1893-04 | Vacated and abandoned patent easements | Approved by PC | December 2004 |
| WS-1373-04 | Waiver of development standards for a 24 lot single-family residential subdivision | Approved by PC | September 2004 |
| TM-0438-04 | Tentative map for a 24 lot single-family residential subdivision | Approved by PC | September 2004 |

Surrounding Land Use

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

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

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.

Separation distances between structures as well as setbacks are essential to ensure safety and mitigate visual clutter. Although the proposed structure will be constructed of exterior materials and color complementary to the existing residence and with rain gutters to drain water away from the adjacent property to the west, staff finds the requested elimination of side setback and building separation is a self-imposed hardship. However, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL CHANDLER

CONTACT: PAUL CHANDLER, 382 CHAPLIN COVE AVENUE, LAS VEGAS, NV 89183



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

20A

APPLICATION NUMBER(s): WS-26-0117

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

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

Date 4/1/2026

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: 4/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ Time: _____

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:

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

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

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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- 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 Gilespie 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

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MOAPA VALLEY

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Moapa Valley Community Center
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MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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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 2/5/26

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 # 25-101908
 ASSESSOR PARCEL #(s): 177-33-612-015
 PROPERTY ADDRESS/ CROSS STREETS: 382 Chaplin Cove Ave, Las Vegas, 89183 - Bermuda & Erie

DETAILED SUMMARY PROJECT DESCRIPTION

RV Cover and Pathway for ingress & egress.

PROPERTY OWNER INFORMATION

NAME: Paul Chandler
 ADDRESS: 382 Chaplin Cove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: _____ CELL 702-606-0855

APPLICANT INFORMATION (information must match online application)

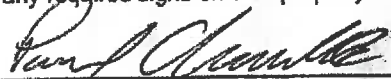
NAME: Paul Chandler
 ADDRESS: 382 Chaplin Cove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: _____ CELL 702-606-0855 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Paul Chandler
 ADDRESS: 382 Chaplin Cove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: _____ CELL 702-606-0855 ACCELA REFERENCE CONTACT ID # _____

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

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


 Property Owner (Signature)*

PAUL Chandler
 Property Owner (Print)

1/5/26
 Date

Date: December 20, 2025

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

From: Paul Chandler
382 Chaplin Cove Ave
Las Vegas, NV, 89183
Email: lilsquirt@me.com
Phone: 702-606-0855

Subject: Justification for Variance Request:
Reduced Setbacks for Awning Support Posts

Dear Clark County Comprehensive Planning Department:

I am writing to request waivers of development standards from the setback requirements outlined in Title 30 of the Clark County Code for accessory structures, specifically to allow the support posts of a proposed freestanding RV cover/awning to be placed as close as possible (ideally within approx 2 inches) to the existing block wall along the property line and the existing residence. These waivers are necessary to accommodate an unobstructed walking path for my aging mother, who will reside in the Accessory Dwelling Unit (ADU) currently under construction on the property. (Permit # BD-25-43298)

Specifically, the three waivers requested are:

1. Reduce the side set back to 0 feet where 5 feet is the standard per section 30.02.04 and;
2. Reduce the building separation to 0 feet where 6 feet is the standard per section 30.02.04 and;
3. Modification to the residential adjacency per section 30.04.06 (2iii)

The proposed RV cover is intended to serve dual purposes: providing sheltered parking for Recreational and/or accessory vehicles (such as a caregiver's car) while simultaneously offering weather protection along the side yard pathway between the ADU and the main residence. Without the waivers, the intended use is reduced to one or the other, but not both.

To clarify, adherence to the standard setbacks would position the support posts in a manner that would obstruct the walking path if a vehicle is to be parked under the structure, forcing my mother to navigate around the poles during ingress and egress. While the cover will ensure a safe, shaded, and weather protected route, enhancing accessibility and reducing the risk of falls becomes the next and most important priority.

By granting these waivers, it would allow the structure to remain fully functional for both its intended uses.

I understand that one primary purpose of setback requirements is to ensure adequate access for emergency services, including firefighters. In this case, the adjacent neighbor's property features a side yard, with gated access, and is greater than 25 feet wide between our shared block wall and their residence, providing ample alternative access if needed. Thus, I feel the reduced setback on my property would not impede emergency response capabilities or pose a fire safety risk to neighboring properties. Additionally, the structure will be built in full compliance with all other building and fire codes, including any required fire-resistant materials or ratings for proximity to the property line.

This request stems from unique site conditions and a genuine concern related to family caregiving needs, rather than any self-created circumstances. The waiver will not alter the essential character of the locality, nor will it be detrimental to the public welfare or neighboring properties. (Please see the attached / enclosed "Neighbor Awareness Statement" indicating their only concern is that the structure is not "ATTACHED" to the block wall as the wall is not designed to support such a structure).

Thank you for your consideration.

Sincerely,

Paul Chandler III

Paul Chandler III
Property Owner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0134-FORD INDUSTRIAL 114, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue (alignment) and Cougar Avenue (alignment), and Dean Martin Drive and I-15 South within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
 177-17-308-002

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting 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-1907-04 | Zone change from H-2 zoning to CG zoning for a restaurant | Approved by BCC | December 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|-------------------|
| North & West | Business Employment | IP | Office/warehouse |
| South | Business Employment | H-2 | Undeveloped |
| East | Business Employment | H-2 | Nursery |

Related Applications

| Application Number | Request |
|--------------------|---|
| UC-26-0133 | A use permit, waivers of development standards, and design review for an outdoor storage facility is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT: FORD INDUSTRIAL 114, LLC.
CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS
VEGAS, NV 89131**

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

21A

APPLICATION NUMBER(s): VS-26-0134

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

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

Date: 4/1/2026

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: 4/22/2026 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.

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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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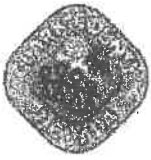
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR - 25 - 100500

ASSESSOR PARCEL #(s): 177-17-308-002

PROPERTY ADDRESS/ CROSS STREETS: 3070 W FORD AVE., LAS VEGAS, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Location of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: W DP - Vegas LLC

ADDRESS: 80 W Wieuca Rd., Ste 204

CITY: Atlanta

STATE: GA

ZIP CODE: 30342

TELEPHONE: _____ CELL 404-680-0326

APPLICANT INFORMATION (information must match online application)

NAME: W DP - Vegas LLC

ADDRESS: 80 W Wieuca RD., Ste 204

CITY: Atlanta

STATE: GA

ZIP CODE: 30342

TELEPHONE: _____ CELL 404-680-0326 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DiFiore Consulting & Business Services

ADDRESS: 8550 W Charleston Blvd., Ste 102, PMB 348

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____ CELL 702-275-6929 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.

Asa Candler V. C.
Property Owner (Signature)*

Asa Candler
Property Owner (Print)

2/18/26
Date

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>

06/24/2025



January 5, 2026

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

RE: APR 25-100500 – Vacation – Patent Easements

Dear Planning Staff:

APR 25-100500 is a project located at 3070 W Ford Avenue for outdoor storage of commercial vehicles for a landscaping company. The property is 1.14 acres in size and is an existing parcel. In 1958 the Bureau of Land Management adopted a patent for the property identified as Patent Number 1179778. The patent is subject to the right-of-way not exceeding 33' along the boundaries of the property.

VACATION OF PATENT EASEMENTS

Herein lies the request for Vacation of Patent Easements, 3' for the South portion of the property, 33' for the North portion of the property, 33' for the East portion of the property and 33' for the West portion of the property. The purpose of this request is to facilitate the creation of an outside storage lot for the storage of commercial vehicles. Procedures for this Vacation request is pursuant to Title 30.06.08 (F) (2) (i) (b) "Standards for Acceptance (1) Applications shall be processed for entire street segments, from intersection to intersection, unless the Director of Public Works or Comprehensive Planning determines that the vacation and abandonment of a partial segment is appropriate."

We respectfully request the Department accept this application for the Vacation of Patent Easements.

Sincerely,

A handwritten signature in black ink that reads 'Jim DiFiore'.

Jim DiFiore

DiFiore Consulting & Business Services

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0133-FORD INDUSTRIAL 114, LLC:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) security fencing; 3) allow a non-decorative fence; 4) increase maximum parking; 5) allow an attached sidewalk; and 6) modified driveway geometrics.

DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone.

Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise.
JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-17-308-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping (trees) along Ford Avenue where 1 large tree every 30 feet is required per Section 30.04.01D.
2.
 - a. Allow security fencing where not permitted per Section 30.04.03D.
 - b. Reduce the height of a security fence wire to 5 feet where a security wire shall be no less than 8 feet above ground per Section 30.04.03D (a 38% reduction).
3. Allow an existing 7 foot high security fence (5 foot non-decorative chain-link with 2 foot barbed wire) along Ford Avenue where fences and walls along a street shall be decorative per Section 30.04.03B.
4. Increase parking to 5 parking spaces where a maximum of 2 parking spaces is allowed per Section 30.04.04D (a 150% increase).
5. Allow an attached sidewalk along Ford Avenue where a detached sidewalk is required per Section 30.04.08.
6.
 - a. Reduce the back of curb radius at the ingress side of the commercial driveways along Ford Avenue to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - b. Reduce the driveway width along Ford Avenue to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3070 W. Ford Avenue
- Site Acreage: 1.14
- Project Type: Outdoor storage
- Building Height: 12 (existing trailer - office)
- Square Feet: 528 (existing trailer - office)
- Parking Required/Provided: 1/6 (5 vehicle parking and 1 ADA space)
- Sustainability Required/Provided: 7/0

Site Plan

A use permit is required since outdoor storage in the CG zoning district is limited to outdoor display only, must be accessory to an indoor primary use, and cannot obstruct pedestrian walkways. The plans depict a proposed outdoor storage facility on an existing undeveloped parcel. An existing trailer utilized as an office is located on the southern portion of the parcel. Access is from Ford Avenue along the south property line, with 2 existing driveways adjacent to swinging access gates set back 18 feet from the property line. Behind the landscape area along the south property line, there is an existing 7 foot high security fence with a pedestrian access gate. Six parking spaces are located south of the office, and a waiver for maximum parking is required. A 24 foot wide drive aisle is depicted with access to both driveways and pedestrian pathways are provided. Lastly, the site plan depicts screening along the north property line includes a 6 foot high block wall, the east and west property lines also include 6 foot high block wall and a 7 foot high security fence.

Landscaping

The plans depict landscaping along the west, east, and north property lines with medium trees spaced at 20 feet on center within an 8 foot wide landscape strip. Trees are shown within landscape islands at each end of the parking spaces. A waiver request to allow the attached sidewalk to remain is also requested by the applicant. Adjacent to the attached sidewalk features street landscaping which includes 2 trees existing. A waiver of development standards to reduce the required number of trees is a part of this application.

Elevations & Floor Plan

An existing 528 square foot trailer will remain and will be utilized as an office. The exterior finishes include brown vertical wood-look vinyl siding and dark brown trim. The trailer is not on a permanent foundation.

Applicant's Justification

The applicant states the use permit will allow for outdoor storage not an accessory to an indoor primary use for a landscape company to park their commercial vehicles. The requested waiver of development standards are needed and will not create an undue burden on the immediate neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-1907-04 | Zone change from H-2 zoning to CG zoning for a restaurant | Approved by BCC | December 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|-------------------|
| North & West | Business Employment | IP | Undeveloped |
| South | Business Employment | RS20 & H-2 | Undeveloped |
| East | Business Employment | H-2 | Nursery |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-26-0134 | A vacation and abandonment of easements and right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning 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 that the request for a special use permit to allow outdoor storage in the CG zoning district does not meet the required findings for approval. Per Section 30.03.07D, outdoor storage is only permitted in a CG district when it is in conjunction with a primary indoor use. As proposed, the project may result in adverse effects on adjacent properties and the surrounding neighborhood. In addition, since staff does not support the waivers of development standards and the design review; therefore, staff recommends denial of the use permit.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. The required street landscaping would provide an enhancement to the streetscape along Ford Avenue. Review of the landscape plan shows areas along the street where an additional 2 trees can be planted outside of the sight visibility. Likewise, the adjacent development to the west and north shows an approved landscape plan with trees planted along Ford Avenue. Staff finds the request to waive the required number of trees for street landscaping along Ford Avenue is a self-imposed burden; therefore, staff recommends denial.

Waivers of Development Standards #2 & #3

The intent of establishing a minimum height for security fencing is to maintain a consistent and uniform development pattern between properties for this specific type of fence. Furthermore, maintaining a minimum height of 8 feet for barbed wire ensures that any potential conflicts with pedestrians are minimized, particularly when the security fence is located in proximity to public streets and sidewalks. Staff acknowledges the presence of security fences with barbed wire in the surrounding area. In addition, fences and walls are required to be decorative along the street to provide a uniform design aesthetic along street frontages. However, this request is a self-imposed burden as well as a safety concern and staff recommends denial.

Waiver of Development Standards #4

The overall design of the 6 parking spaces includes the required landscape islands and is situated close to the proposed office. Staff finds that increasing the number of parking spaces to 5 should not negatively impact the site. However, since staff does not support the aforementioned waivers, staff also cannot 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 applicant can provide for visually appealing site design and improve the site with minimal changes. Staff finds that the design of the outdoor storage and display lot is lacking in its design and the existing modular building is not supported on any foundation or screening of mechanical equipment and is partially visible from the right-of-way. Staff is not supporting the use permit and the waivers of development standards requests associated with this application; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Ford Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6a & #6b

The reduction in throat depth and driveway width reduces the safety of vehicles entering and exiting the site. Narrower driveways combined with reduced throat depth will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;
- Applicant to install commercial curb return driveways per Uniform Standard Drawing 222.1 to the minimum width for two-way traffic or provide a 5 foot wide concrete sidewalk behind the existing driveways or compliance with the Americans with Disabilities Act (ADA);
- Coordinate with Public Works - Development Review to reconstruct the median at the Ford Avenue and Dean Martin Drive intersection.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORD INDUSTRIAL 114, LLC.

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

22A

APPLICATION NUMBER(s): UC-26-0133

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

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

Date: 4/1/2026

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: 4/22/2026 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>

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

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Jami Reid
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715 Gretta Lane, Indian Springs

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

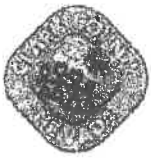
All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR - 25 - 100500
 ASSESSOR PARCEL #(s): 177-17-308-002

PROPERTY ADDRESS/ CROSS STREETS: 3070 W FORD AVE., LAS VEGAS, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit - Request for approval of outdoor storage (parking vehicles) in CG Zoning. Waiver of Development Standards for driveway width, curb radius, off-site attached sidewalk, height of security fencing and street landscaping.

PROPERTY OWNER INFORMATION

NAME: W DP - Vegas LLC
 ADDRESS: 80 W Wieuca Rd., Ste 204
 CITY: Atlanta STATE: GA ZIP CODE: 30342
 TELEPHONE: _____ CELL 404-680-0326

APPLICANT INFORMATION (information must match online application)

NAME: W DP - Vegas LLC
 ADDRESS: 80 W Wieuca RD., Ste 204
 CITY: Atlanta STATE: GA ZIP CODE: 30342
 TELEPHONE: _____ CELL 404-680-0326 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DiFiore Consulting & Business Services
 ADDRESS: 8550 W Charleston Blvd., Ste 102, PMB 348
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL 702-275-6929 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.

Asa Candler
 Property Owner (Signature)*

Asa Candler
 Property Owner (Print)

2/28/28
 Date



February 21, 2026

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

RE: APR 25-100500 – Special Use Permit - Justification Letter

Dear Planning Staff:

APR 25-100500 is a project located at 3070 W Ford Avenue for an outdoor storage of commercial vehicles for a landscaping company. The property is 1.14 acres in size and is an existing parcel. There is no building on-site, however, there is an 11.8'x 44.1' portable office which will remain on site. The following requests are being made with this application:

SPECIAL USE PERMIT

A Special Use Permit is requested due to the fact that a Condition of Title 30.03.07 under Outdoor Storage and Display i.(b) "...Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall." The property has a 5' high chain link fence around the perimeter with no changes to the height proposed. The property will be utilized for company vehicles only, no public vehicles will be stored.

WAIVER OF DEVELOPMENT STANDARDS

Pursuant to Title 30.06.06(F) the following requests for Waivers are requested to be considered:

- A waiver requesting a reduction of 24-foot-wide driveways reconstructed to commercial curb returns from a minimum of 32 feet from lip of gutter to lip of gutter or 35 feet from the face of curb to face of curb per Uniform Standard Drawing 222.1. This is requested due to the minimal volume of traffic in and out of the property as well as the gate size needed to secure an opening 35 feet wide. This request will be in harmony with 30.06.06 (F) (2) (ii) (a) (1) (i), (ii), (iii) and (iv). (see description below*)

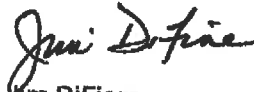
- A waiver requesting a 15' approach curb where 25' is required. This request is due to the minimal volume of traffic in and out of the property with the Ingress and egress points located at the end of the cul-de-sac. This request will be in harmony with 30.06.06 (F) (2) (ii) (a) (1) (i), (ii), (iii) and (iv).
- A waiver requesting an attached off-site sidewalk due to the property being at the end of a cul-de-sac where neighboring properties have attached sidewalks. We would like to utilize the property as is and don't believe a sidewalk would enhance the property. This request will be in harmony with 30.06.06 (F) (2) (ii) (a) (1) (i), (ii), (iii) and (iv).
- A waiver requesting a reduction of security fencing from the required 8' to 5'. Again, we would like to utilize the property as is. Other than the property at 3032 W Ford, the nearest development (residential) is located 390' from subject property, therefore we do not believe the security fencing is an issue. This request will be in harmony with 30.06.06 (F) (2) (ii) (a) (1) (i), (ii), (iii) and (iv).
- A waiver of Title 30.04.01 (7), Street Landscaping as a companion item to the waiver request for an off-site attached sidewalk. This request will be in harmony with 30.06.06 (F) (2) (ii) (a) (1) (i), (ii), (iii) and (iv).

***(F) (2) (ii) (a) (1) The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:**

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
- (ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;
- (iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

We respectfully request consideration of approvals of the Special Use Permit and Waivers of Development Standards.

Sincerely,



Jim DiFiore

DiFiore Consulting & Business Services

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0120-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/ev (For possible action)

RELATED INFORMATION:

APN:
 177-06-405-005

LAND USE PLAN:
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk, as well as the patent easements that are no longer necessary for the development of this site.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| TM-26-500030 | A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda. |
| WS-26-0121 | A waiver of development standards and 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.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development 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 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;
- Applicant to construct a 5 foot asphalt path along Capovilla Avenue and Arville Street;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

23A

APPLICATION NUMBER(s): WS-26-0121 VS-26-0120 TM-26-500030

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/22/26 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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Mia Davis, Secretary
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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-25-101350

ASSESSOR PARCEL #(s): 177-06-405-005

PROPERTY ADDRESS/ CROSS STREETS: Arville and Capovilla

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 8 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

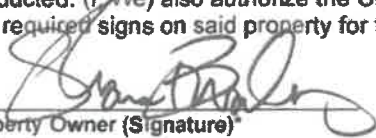
STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

764-A316-001

November 17, 2025

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

**RE: Department of Aviation SU 9B – Arville and Capovilla
APN: 177-06-405-005; Approximately 4.02 Gross Acres
Request for Vacation**

On behalf of our client, PN II, Inc., GCW, Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the northwest corner of the intersection of Arville Street and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Vacations:

The proposed vacation is for the east 5' of the east 40' of public right-of-way on Arville Street and the south 5' of the south 30' of public right-of-way on Capovilla Avenue.

The proposed vacation is for the south 8' of the south 33' of patent easement along Capovilla and the entirety of patent easement on the west 33' of parcel number 177-06-405-005

We are also submitting applications for a Design Review, Waiver of Development Standards, Zone Change and Tentative Map proposing the 8 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0121-COUNTY OF CLARK (AVIATION):**

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

DESIGN REVIEW for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-405-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 10 feet where 40 feet is the minimum setback required per Section 30.02.04B (a 75% reduction).
2.
 - a. Waive full off-site improvements (streetlights) along Arville Street and Capovilla Avenue where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Warm Springs Road 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: 4.02
- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 1.99
- Minimum/Maximum Lot Size (square feet): 20,012/24,420 (gross)/17,055/24,060 (net)
- Number of Stories: 1 & 2 (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20.5 to 30.5 (proposed single-family residence)/21 (proposed detached RV garage)
- Square Feet: 3,488 to 4,266 (proposed single-story residence)/4,807 to 4,938 (proposed 2 story residence)/1,000 (proposed detached RV garage)/247 to 253 (proposed attached accessory living quarters)

Site Plan

The proposed subdivision layout consists of 2 lots (Lots 7 and 8) facing north toward Capovilla Avenue. Lots 2, 3, and 6 are flag lots and are located along the west property line of the subdivision and have access from Arville Street to the east. Lots 1, 4, and 5 also face east towards Arville Street.

Per the applicant, depending on the chosen model home and upgrades/options, some lots will have a minimum front setback of 10 feet where 40 feet is required per Code, thus necessitating a waiver of development standards. No off-site improvements are proposed along Warm Springs Road since there is a Clark County Capital Improvement Project (L-2289) to construct the full off-sites. Along Arville Street and Capovilla Avenue the applicant is proposing to construct off-site improvements except for streetlights and is also a part of the waiver request.

Landscaping

Along Warm Springs Road, the planned capital improvement project will install a varying width landscape strip and a 7 foot wide detached sidewalk. To accommodate this design, the applicant proposes a 10 foot wide on-site landscape easement located between the detached sidewalk and the proposed 6 foot tall screen wall. The plans depict street landscape areas including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along the frontage of Lot 7 and 8 adjacent to Capovilla Avenue and along the frontage of Lots 1, 4, and 5 adjacent to Arville Street. All of the street landscaping on-site is comprised of large trees spaced 30 feet on center with a mix of shrubs and groundcover.

Elevations

The plans depict the 1 story homes are offered in 3 different models and 3 different finishes, while the 2 story homes being offered in 2 different models and 3 different finishes, for a total of 15 potential designs. The 1 story and 2 story models are both a maximum height of 30.5 feet, and the detached garage is a maximum height of 21 feet. All potential designs feature off-set front facades and roof masses, including hip and flat parapet walls. Decorative features of each design also feature scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The 1 story homes range in size from 3,488 square feet to 4,266 square feet, while the 2 story homes range in size from 4,807 square feet to 4,938 square feet. Each of the proposed designs for the 1 story and 2 story homes feature multiple bedrooms, bathrooms, a custom kitchen, and several other amenities. All plans also include a 3 car garage in addition to an optional detached recreational vehicle (RV) parking.

Applicant's Justification

The applicant states the setback reduction in front setbacks is consistent with other developments in the area. The applicant also states the site is in the rural neighborhood preservation, and they are waiving the off-site improvements on Warm Springs Road as there is a planned Capital Improvement Project proposing to construct these facilities already. Finally, the applicant is

requesting to waive streetlights along Arville Street and Capovilla Avenue to match and remain consistent with the surrounding area.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| VS-26-0120 | A vacation and abandonment of easements and rights-of-way is a companion item on this agenda. |
| TM-26-500030 | A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the reduction of front setbacks is due to the footprint of the homes being too large for the proposed lots. A reduction in square footage or the selection of a different model of home would eliminate the need for a waiver. Additionally, the proposed reduction of the front setback does not comply with the Neighborhood Protection Overlay per Chapter 30.02.26F, which states that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot 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 plans demonstrate that the density is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4 sided architecture. However, staff is concerned with the reduction of the front setback; this is a new subdivision, and the front setback requirements could be met if the applicants reduced the square footage of the model homes. Furthermore, allowing lots to take direct access to a collector street (Arville Street) creates potential hazards due to higher amounts of traffic, faster speeds, and the possibility for the proposed lots to back out onto Arville Street. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2a

Staff cannot support the request to not install streetlights on Capovilla Avenue and Arville Street. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

Waiver of Development Standards #2b

Staff has no objection to the request to not install full off-site improvements on Warm Springs Road as there is an existing improvements project for Warm Springs Road. However, since staff cannot support the application in its entirety, staff cannot support this request.

Department of Aviation

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

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-sites to include conduit and pull boxes for streetlights for Arville Street and Capovilla Avenue;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Springs Road;
- Applicant to construct circular driveways for Lots, 1, 4 and 5;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Warm Springs Road;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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 issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration 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

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6096 mm) in width and of unlimited length.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0456-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: FN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

24A

APPLICATION NUMBER(s): WS-26-0121 VS-26-0120 TM-26-500030

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/22/26 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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-25-101350

ASSESSOR PARCEL #(s): 177-06-405-005

PROPERTY ADDRESS/ CROSS STREETS: Arville and Capovilla

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 8 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

764-A316-001

January 20, 2026

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

**RE: Department of Aviation Sales Unit 9B – Arville and Capovilla
APNs: 177-06-405-005; Approximately 4.02 Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the northwest corner of the intersection of Arville Street and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 8 single-family residential lots on 4.02 gross acres for a density of 1.99 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans with 3 different elevations per plan, and optional detached RV garage.

- **Plan 5048-1** is 2 stories and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 5049-1** is 2 stories and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7034-1** is 1 story and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19'-4" plus a 10" foundation for a total of 20'-2". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7034-2** is 1 story and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17'-4" plus a 10" foundation for a total of 20'-2". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7040-1** is 1 story and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.



There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 20,012 sq ft (gross)/17,055 (Net) and Maximum Lot Size is 24,420 sq ft (gross)/24,060 sq ft (Net). Lot 1-2 will take a 10% net reduction for adjacency to a 100' right-of-way per 30.02.25C.3.ii. for a net square footage of 16,200. Residences fronting Arville will provide an onsite turn around driveway or popout.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front setback on public streets

Requested Waiver: Reduce the garage front setback to 20' and the livable and side garage setback to 10'.

Justification: Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage.

2. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front Setback for accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory structures

Justification: The reduced front setback is applicable in a few ways. On the 7034-1 and 7034-2, if the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed. If optional suite 2 is taken, the reduced setback is also needed. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 will be a 32" cmu stucco painted wall with wrought iron gate. Current buildout would be 24 feet from edge of pavement, and with curb and sidewalk added by Clark County in the future would be 15' from back of curb.

3. Title 30.04.08 – Lot Configuration

Standard: No frontage along arterial or collector roadway (Arville).

Requested Waiver: To allow residential frontage to public arterial or collector roadway (Arville).

Justification: The proposed area is heavily RS20 standard. Traffic shall be relatively minor. All lot driveways to have turn around inside the lot so cars do not have to reverse into Arville.



4. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: For Capovilla and Arville, no streetlights

Justification: Curb, gutter, detached sidewalk, and partial paving will be provided on both roadways. The north section of north right-of-way on Capovilla has no curb, gutter, detached sidewalk, streetlights. The east section of east right-of-way on Arville has no curb, gutter, detached sidewalk, streetlights.

5. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: Off-site Improvements per Capital Improvement project L-2289

Justification: Capital Improvement project L-2289 will be installing Full-Offsites (Curb, gutter, detached sidewalk, streetlights, and partial paving) for Warm Springs Road.

We are also submitting a Tentative Map proposing the 8 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



04/22/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500030-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-405-005

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.02
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.99
- Minimum/Maximum Lot Size (square feet): 20,012/24,420 (gross)/17,055/24,060 (net)

Project Description

The proposed subdivision layout consists of 2 lots (Lots 7 and 8) facing north toward Capovilla Avenue. Lots 2, 3, and 6 are flag lots and are located along the west property line of the subdivision and have access from Arville Street to the east. Lots 1, 4, and 5 also face east towards Arville Street. Lot 1 is adjacent to the intersection of Warm Springs Road and Arville Street and has the smallest net lot size being 17,055 square feet which is under the 18,000 square foot minimum allowed per Title 30; however in the RS20 zoning district, a lot adjacent to an arterial or collector street may reduce the net lot area by no more than 10% per Section 30.02.25C.

Surrounding Land Use

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

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| VS-26-0120 | A vacation and abandonment of easements and rights-of-way is a companion item on this agenda. |
| WS-26-0121 | A waiver of development standards and 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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, the proposed design conflicts with Section 30.04.09B.5 and Section 30.04.09B.5, which does not encourage single-family residential access to arterial or collector streets and require such lots to front a local street or face into the subdivision. In addition, staff does not support the companion waivers of development standards and the design review, therefore, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-sites to include conduit and pull boxes for streetlights for Arville Street and Capovilla Avenue;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Springs Road;
- Applicant to construct circular driveways for Lots, 1, 4 and 5;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Warm Springs Road;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- The street suffixes shall be spelt out.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration 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

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6096 mm) in width and of unlimited length.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0456-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PN II, INC.

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

25A

APPLICATION NUMBER(s): WS-26-0121 VS-26-0120 TM-26-500030

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/01/26

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. 04/22/26 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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-25-101350

ASSESSOR PARCEL #(s): 177-06-405-005

PROPERTY ADDRESS/ CROSS STREETS: Arville and Capovilla

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 8 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Anzilil Esposito / GCW, Inc.


ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

764-A316-001

January 20, 2026

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

**RE: Department of Aviation Sales Unit 9B – Arville and Capovilla
APNs: 177-06-405-005; Approximately 4.02 Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the northwest corner of the intersection of Arville Street and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 8 single-family residential lots on 4.02 gross acres for a density of 1.99 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans with 3 different elevations per plan, and optional detached RV garage.

- **Plan 5048-1** is 2 stories and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 5049-1** is 2 stories and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7034-1** is 1 story and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19'-4" plus a 10" foundation for a total of 20'-2". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7034-2** is 1 story and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17'-4" plus a 10" foundation for a total of 20'-2". It will offer covered entry, covered patio, and a varied roofline.
- **Plan 7040-1** is 1 story and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5". It will offer covered entry, covered patio, and a varied roofline.



There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 20,012 sq ft (gross)/17,055 (Net) and Maximum Lot Size is 24,420 sq ft (gross)/24,060 sq ft (Net). Lot 1-2 will take a 10% net reduction for adjacency to a 100' right-of-way per 30.02.25C.3.ii. for a net square footage of 16,200. Residences fronting arville will provide an onsite turn around driveway or popout.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front setback on public streets

Requested Waiver: Reduce the garage front setback to 20' and the livable and side garage setback to 10'.

Justification: Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage.

2. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front Setback for accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory structures

Justification: The reduced front setback is applicable in a few ways. On the 7034-1 and 7034-2, if the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed. If optional suite 2 is taken, the reduced setback is also needed. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 will be a 32" cmu stucco painted wall with wrought iron gate. Current buildout would be 24 feet from edge of pavement, and with curb and sidewalk added by Clark County in the future would be 15' from back of curb.

3. Title 30.04.08 – Lot Configuration

Standard: No frontage along arterial or collector roadway (Arville).

Requested Waiver: To allow residential frontage to public arterial or collector roadway (Arville).

Justification: The proposed area is heavily RS20 standard. Traffic shall be relatively minor. All lot driveways to have turn around inside the lot so cars do not have to reverse into Arville.



4. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: For Capovilla and Arville, no streetlights

Justification: Curb, gutter, detached sidewalk, and partial paving will be provided on both roadways. The north section of north right-of-way on Capovilla has no curb, gutter, detached sidewalk, streetlights. The east section of east right-of-way on Arville has no curb, gutter, detached sidewalk, streetlights.

5. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: Off-site Improvements per Capital Improvement project L-2289

Justification: Capital Improvement project L-2289 will be installing Full-Offsites (Curb, gutter, detached sidewalk, streetlights, and partial paving) for Warm Springs Road.

We are also submitting a Tentative Map proposing the 8 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

