# ENTERPRISE TOWN ADVISORY BOARD

**Silverado Ranch Community Center**
**9855 Gilespie Street**
**Las Vegas, NV 89183**
May 27, 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 | Barris Kaiser, Vice Chair |
| | Kaushal Shah | Chris Caluya |
| | Andy Toulouse | |
| Secretary: | Carmen Hayes (702) 371-7991 chayes70@yahoo.com<br>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<br>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 May 13, 2026. (For possible action)

IV. Approval of the Agenda for May 27, 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)

BLOCK PARTY
Commissioner Michael Naft and Silverado Ranch Community Center Presets
Block Party together for better
Our Block – Our Community – Our party
Crafts, Music, Showcase, Food
Saturday, May 30, 10A.M. – 12 P.M.
9855 Gilespie St.

VI. Planning and Zoning

1. **TM-26-500063-MADISON PEBBLE, LLC:**
**TENTATIVE MAP** consisting of 1 industrial lot on 2.24 acres in an IP (Industrial Park) Zone. Generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/mh/cv (For possible action) **06/02/26 PC**

2. **PA-26-700017-HORIZON WEST HOMES, LLC:**
**PLAN AMENDMENT** to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.44 acres. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/rk (For possible action) 06/16/26 PC

3. **ZC-26-0208-HORIZON WEST HOMES, LLC:**
**ZONE CHANGE** to reclassify 1.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise (description on file). JJ/rk (For possible action) 06/16/26 PC

4. **VS-26-0207-HORIZON WEST HOMES, LLC:**
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street and Oleta Avenue and Serene Avenue within Enterprise (description on file). JJ/hw/cv (For possible action) 06/16/26 PC

5. **WS-26-0209-HORIZON WEST HOMES LLC:**
**AIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce rear setbacks; 2) eliminate required open space; 3) allow attached sidewalks; 4) reduce street intersection off-set; 5) reduce curb return radius; and 6) reduce driveway separations.
DESIGN REVIEW for a single-family attached residential development on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action) 06/16/26 PC

6. **TM-26-500053-HORIZON WEST HOMES LLC:**
**TENTATIVE MAP** consisting of 14 single-family residential lots and common lots on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action) 06/16/26 PC

7. **PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:**
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/gc (For possible action) 06/16/26 PC

8. **ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:**
**ZONE CHANGE** to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise (description on file). JJ/gc (For possible action) 06/16/26 PC

9. **VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:**
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action) 06/16/26 PC

10. **WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce lot size; 3) increase retaining wall height; 4) eliminate parking area landscaping; 5) reduce street landscaping; and 6) allow modified driveway geometrics.
DESIGN REVIEW for a proposed single-family attached residential development on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action) 06/16/26 PC

11. **TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:**
**TENTATIVE MAP** consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action) 06/16/26PC

12. **ET-26-400040 (WS-23-0912)-DIAMOND RANCH I, LLC:**
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) increase retaining wall height; 2) alternative parking lot landscaping; and 3) allow attached sidewalk.
DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Lindell Road within Enterprise. JJ/jud/cv (For possible action) 06/17/26 BCC

13. **ZC-26-0260-NV NAP 6, LLC:**
**ZONE CHANGE** to reclassify 1.94 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. (description on file). MN/md (For possible action) 06/17/26 BCC

14. **VS-26-0262-NV NAP 6, LLC:**
**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard and Warm Springs Road and Capovilla Avenue; a portion of a right-of-way being Edmond Street located between Capovilla Avenue and Warm Springs Road; and a portion of a right-of-way being Capovilla Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/sd/cv (For possible action) 06/17/26 BCC

15. **WS-26-0261-NV NAP 6, LLC:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping (trees only); 2) eliminate parking lot landscaping; 3) increase retaining wall height; 4) increase wall height; 5) reduce access gate setback; 6) allow an attached sidewalk; and 7) modified driveway geometrics.
DESIGN REVIEW for a proposed data center facility on 8.99 acres in an IP (Industrial Park) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action) 06/17/26 BCC

16. **TM-26-500067-NV NAP 6, LLC:**
**TENTATIVE MAP** consisting of 1 industrial lot on 8.99 acres in an IP (Industrial Light) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action) 06/17/26 BCC

17. **ZC-26-0267-PARDEE HOMES NEVADA:**
**ZONE CHANGES** for the following: 1) reclassify 2.44 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 north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action) 06/17/26 BCC

18. **VS-26-0268-PARDEE HOMES NEVADA:**
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and Cimarron Road (alignment) and Warbonnet Way within Enterprise (description on file). JJ/jam/cv (For possible action) 06/17/26 BCC

19. **WS-26-0269-PARDEE HOMES NEVADA:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) increase fill.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action) 06/17/26 BCC

20. **TM-26-500069-PARDEE HOMES NEVADA:**
**TENTATIVE MAP** consisting of 6 single-family residential lots and common lots on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action) 06/17/26 BCC

21. **VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANIKHUSROWTRS:VACATE AND ABANDON** portions of right-of-way being Gary Avenue located between Polaris Avenue (alignment) and Sultana Street (alignment); a portion of right-of-way being Polaris Avenue (alignment) located between Richmar Avenue and Silverado Ranch Boulevard; a portion of right-of-way being Silverado Ranch Boulevard located between Polaris Avenue (alignment) and Dean Martin Drive; a portion of right-of-way being Richmar Avenue located between Polaris Avenue (alignment) and Dean Martin Drive; and a portion of right-of-way being Dean Martin Drive located between Gary Avenue (alignment) and Richmar Avenue within Enterprise (description on file). JJ/dd/cv (For possible action) 06/17/26 BCC

22. **WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements.
DESIGN REVIEW for subdivision design on 16.33 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Richmar Avenue and west of Dean Martin Drive within Enterprise. JJ/dd/cv (For possible action) 06/17/26 BCC

23. **WC-26-400031 (ZC-23-0729)-CENTURY COMMUNITIES NEVADA, LLC:**
**WAIVER OF CONDITIONS** of a zone change requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action) 06/17/26 BCC

24. **WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC: WAIVER OF CONDITIONS** of a tentative map requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action) 06/17/26 BCC

25. **WC-26-400039 (ZC-1425-03)-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1: WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) recording perpetual cross access, ingress/egress, and parking casements with the adjacent parcels to the east and west if they develop as commercial uses; and 2) a 10 foot wide intense landscape area along the west and south property lines adjacent to existing residential development for a previously approved commercial development on 0.98 acres in a CP (Commercial Professional) Zone. Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action) 06/17/26 BCC

26. **WS-26-0239-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify buffering and screening standards; and 2) modify residential adjacency standards.
DESIGN REVIEW for site modifications to an existing commercial development on 0.98 acres in a CP (Commercial Professional) Zone. Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action)06/17/26 BCC

VII. General Business

Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

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

IX. Next Meeting Date: June 10, 2026.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:
Silverado Ranch Community Center – 9855 Gilespie Street
Clark County Government Center – 500 S. Grand Central Pkwy
https://notice.nv.gov

# Enterprise Town Advisory Board

**May 13, 2026**

**MINUTES**

| | | |
|---|---|---|
| Board Members | David Chestnut, Chair **PRESENT**<br>Kaushal Shah **PRESENT**<br>Andy Toulouse **EXCUSED** | Barris Kaiser, Vice Chair **PRESENT**<br>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.

Romeo Gumarang, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for Date (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for April 29, 2026.
Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for May 13, 2026 and Hold, Combine or Delete Any Items (For possible action)

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

Related applications to be heard together:

5. VS-26-0223-COUNTY OF CLARK (AVIATION):
6. WS-26-0224-COUNTY OF CLARK(AVIATION):
7. TM-26-500059-COUNTY OF CLARK (AVIATION):

8. WS-26-0222-A & A III, LLC:
9. PUD-26-0221-A & A III, LLC:
10. TM-26-500058-A & A III, LLC:

11. ZC-26-0233-BLUD, LLC:
12. VS-26-0234-KEN'S FOODS, LLC:
13. WS-26-0235-KEN'S FOODS, LLC:

V. Informational Items

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

- BLOCK PARTY
  Commissioner Michael Naft and Silverado Ranch Community Center Presets
  Block Party together for better
  Our Block – Our Community – Our party
  Crafts, Music, Showcase, Food
  Saturday, May 30, 10A.M. – 12 P.M.
  9855 Gilespie St.

- RESILIENCY & JUSTICE CENTER
  Free Support for Those Impacted by the May 12 Grocery Store Incident.

  The Resiliency & Justice Center is Nevada's statewide victim service center, providing trauma-informed help to all survivors of violent crime and their families. The center—which was initially formed to respond to the tragic shooting on October 1, 2017—now assists all survivors of violent crime and connects individuals to needed resources and assistance for healing.

  All services are free and confidential. Anyone affected by the May 12 grocery store incident in Las Vegas is encouraged to reach out to the Resiliency & Justice Center for available resources.

VI. Planning & Zoning

1. **ET-26-400034 (UC-23-0891)-GARNER GEORGE W. & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility.
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit encroachment into air space; **2)** eliminate cross access; and **3)** allow access to a local street where access from a collector or arterial street is required.
**DESIGN REVIEWS** for the following: **1)** congregate care facility; and **2)** lighting plan on 2.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Eldorado Lane and west of Dean Martin Drive within Enterprise. MN/bb/kh (For possible action) **06/02/26 PC**

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

2. **WS-26-0206-RHONICK PROPERTIES, LLC:**
**WAIVER OF DEVELOPMENT STANDARDS** to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh (For possible action) **06/02/26 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

3. **WS-26-0231-32 ACRES, LLC:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; **2)** reduce driveway approach distance; and **3)** reduce driveway departure distance.
**DESIGN REVIEW** for a proposed shopping center on 3.97 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
**ADD:** Comprehensive Planning condition:
- Add 3 architectural features to buildings 2, 3, and 4 east elevations

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **ZC-26-0230-DIAMOND WINDMILL, LLC:**
**ZONE CHANGE** to reclassify a portion of 0.94 acres from a CP (Commercial Professional) 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) **06/03/26 BCC**

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

5. **VS-26-0223-COUNTY OF CLARK (AVIATION):**
**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
**ADD** Comprehensive Planning condition:
- The Applicant will grant the County an easement for the equestrian trail

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

6. **WS-26-0224-COUNTY OF CLARK(AVIATION):**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** eliminate Neighborhood Protection (RNP) Overlay standards; **3)** eliminate street landscaping; and **4)** waive full off-site improvements.
**DESIGN REVIEW** for a single-family residential development on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut
Action: **APPROVE:** Waivers of Development Standards #1 & 2 limited to 50 % of the lots
**WITHDRAWN:** Waivers of Development Standards #3 by the applicant
**APPROVE:** Waivers of Development Standards #4.
**APPROVE:** Design Review
**ADD**: Comprehensive Planning condition:
- Single-story homes abutting established single-story homes.

**CHANGE:** Public Works - Development Review condition #3 to read.
- Applicant to construct a 5-foot asphalt path along Ullom Drive and Cameron Street

Per staff if approved conditions.
Motion **PASSED** (4-0) /Unanimous

7. **TM-26-500059-COUNTY OF CLARK (AVIATION):**
**TENTATIVE MAP** consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.
Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
**CHANGE:** Public Works - Development Review condition #3 to read.
- Applicant to construct a 5-foot asphalt path along Ullom Drive and Cameron Street.

Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

8. **WS-26-0222-A & A III, LLC:**
**WAIVER OF DEVELOPMENT STANDARDS** to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **PUD-26-0221-A & A III, LLC:**
**PLANNED UNIT DEVELOPMENT** for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (4-0) /Unanimous

10. **TM-26-500058-A & A III, LLC:**
**TENTATIVE MAP** consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (4-0) /Unanimous

11. **ZC-26-0233-BLUD, LLC:**
**ZONE CHANGE** to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action) **06/03/26 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

12. **VS-26-0234-KEN'S FOODS, LLC:**
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rr/kh (For possible action) **06/03/26 BCC**

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

13. **WS-26-0235-KEN'S FOODS, LLC:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce street landscaping; **3)** increase retaining wall height; and **4)** allow modified driveway geometrics.
**DESIGN REVIEW** for the expansion of a food processing, warehouse, and distribution center on 42.33 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

- Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

The TAB discussed the following:

- Update or remove Warm Springs Rd. from the items to be discussed.
- Add Valley View Blvd to the list for discussions including the intersection of Valley View Blvd and Silverado Ranch Blvd.
- Reduce the specificity of several items.
- Use more general terms to open the discussion.
- Designate 2 TAB members to meet with Public Works.
- Continue discussion of this item at next meeting

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 by May 27, 2026, at 6:00pm at the Silverado Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:22 p.m.
Motion **PASSED** (4-0) /Unanimous

# Enterprise TAB meeting with Public Works

**Advanced Planning for Additional/Expanded East- West Arterials.**

**Enterprise is a rapidly expanding town.**

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

**Significant connectivity barriers:**

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

**Enterprise Arterials:**

- Current arterials in Enterprise are underdeveloped.
  - 2 of 3 developed arterials need to be fully built , including utilities' installation where needed.
  - Warn Springs Rd is a single lane in sections.
  - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west conductivity needs to be added.
  - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
    - Work with NDOT for bridge across I-15
    - Work with UPRR for bridge across UPRR tracks
    - Expand utilities in RNP area where needed.
  - Windmill Ln build out from Valley View Blvd to Durango Dr.
    - Eliminate sawtooth sections.
    - Work with UPRR for bridge across UPRR tracks
    - Expand utilities in RNP area where needed.
  - Pebble Ln expansion.
    - Work with NDOT for bridge across I-15.
    - Develop to arterial standards from Las Vegas Blvd to Decatur Blvd.
    - Develop collector standards from Decatur Blvd to Lindell Rd.
    - Develop collector standards from Bronco St to Rainbow Blvd.
    - Develop to arterial standards from Rainbow Blvd. to Hualapai Way.
    - Expand utilities in RNP area where needed.

**Update rural road standards.**

# Enterprise TAB meeting with Public Works

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The current local street design standard also does not meet the needs of the RNP neighborhoods.
  - The local/collector street design eliminates activities associated with the RNP.
  - The RTC diagrams 244.10-60, 244.11-80 and 244.12-100 are not available for use in Enterprise.
- The roads in and adjacent to the RNP area should accomplish the following:
  - Provide a safe path for pedestrians, bicycles and horses.
  - Provide drainage to prevent flooding.
  - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
  - Provide other traffic mitigation to slow down cut-through traffic.
  - Use mini traffic circles at the intersections for local and collector streets.
  - Provide streetlights at intersections.
  - Provide utilities for water and sewer where they do not exist.

06/02/26 PC AGENDA SHEET

1

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500063-MADISON PEBBLE, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 2.24 acres in an IP (Industrial Park) Zone.

Generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/mh/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-14-801-026

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 2.24
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description
The tentative map depicts a 1 lot industrial subdivision located north of Pebble Road. The site is currently undeveloped, though it has been approved for office/warehouse buildings and outdoor storage. Access to the site will be provided via a commercial driveway along Pebble Road.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| RA-25-700003 | Plan amendment from RN to BE | Approved by BCC | April 2025 |
| ZC-25-0068 | Zone change from RS20 (NPO-RNP) to IP | Approved by BCC | April 2025 |
| VS-25-0069 | Vacation and abandonment of easements | Approved by BCC | April 2025 |
| WS-25-0070 | Waivers of development standards and design review for office/warehouse buildings and outdoor storage | Approved by BCC | April 2025 |
| ZC-1026-05 | Zone change which established the RNP-I overlay in Enterprise | Approved by BCC | October 2005 |

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**Surrounding Land Use**

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

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

## STANDARDS FOR APPROVAL:

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

### Analysis

### Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the previously approved land use applications on the site. For these reasons, 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

- 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.

### Building Department - Addressing

- Street names shall not include directional prefixes.

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**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and that instructions for submitting a POC request are available on the CCWRD website.

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

**APPLICANT:** PETERSEN MANAGEMENT, LLC
**CONTACT:** RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** TM-26-500063

1A

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

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

Date 5/27/2026

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: 6/2/2026 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-*

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- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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2) To forward the concerns or problems of residents for resolution by County staff.

3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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

**ENTERPRISE**
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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**
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

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

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

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

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

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

**RED ROCK**
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Blue Diamond Library
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**SANDY VALLEY**
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Sandy Valley Community Center
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**SEARCHLIGHT**
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Searchlight Community Center
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**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

**Department of Comprehensive Planning**
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102070
ASSESSOR PARCEL #(s): 176-14-801-026

PROPERTY ADDRESS/ CROSS STREETS: W. Pebble Rd and S. Torrey Pines

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a single lot industrial subdivision

## PROPERTY OWNER INFORMATION

NAME: Madison Pebble LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

## APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*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)* | Darren C. Petersen, Manager<br>Property Owner (Print) | 3-2-2026<br>Date |
|---|---|---|

06/16/26 PC AGENDA SHEET

2

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**PA-26-700017-HORIZON WEST HOMES, LLC:**

**PLAN AMENDMENT** to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.44 acres.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/rk (For possible action)

---

RELATED INFORMATION:

**APN:**
176-19-201-015

**EXISTING LAND USE PLAN:**
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

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

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 1.44
- Existing Land Use: undeveloped

Applicant's Justification
The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood. The applicant is also requesting a zone change on these parcels from RS20 to RM18. This zone change requires a Master Plan Amendment to the Compact Neighborhood land use category. According to the applicant, the proposed amendment will allow the subject property to develop in a manner that is more consistent with current market conditions and will address the housing shortage and home ownership problems for the middle class and younger families.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-22-0385 | A non-conforming zone change to reclassify the site from R-E to C-1 for a convenience store and gas station | Withdrawn | September 2022 |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | RS3.3 | Single-family residential |
| South & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Open Lands | RS80 (RRO) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0208 | A zone change from RS20 to RM18 is a companion item on this agenda. |
| VS-26-0207 | A vacation and abandonment of patent easement is a companion item on this agenda. |
| WS-26-0209 | A single-family attached residential development is a companion item on this agenda. |
| TM-26-500053 | A tentative map consisting of 14 single-family attached residential lots is a companion item on this agenda. |

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

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

The applicant requests a change from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Compact Neighborhood (CN) allows for up to 18 dwelling units per acre. While the surrounding

properties to the north, south, and east were built at a lower density, the property's size and location present challenges for this last remaining in-fill piece. Staff finds this request complies with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. Additionally, the request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Compact Neighborhood (CN) category appropriate.

**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 July 22, 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**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** HORIZON WEST HOMES, LLC
**CONTACT:** DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145

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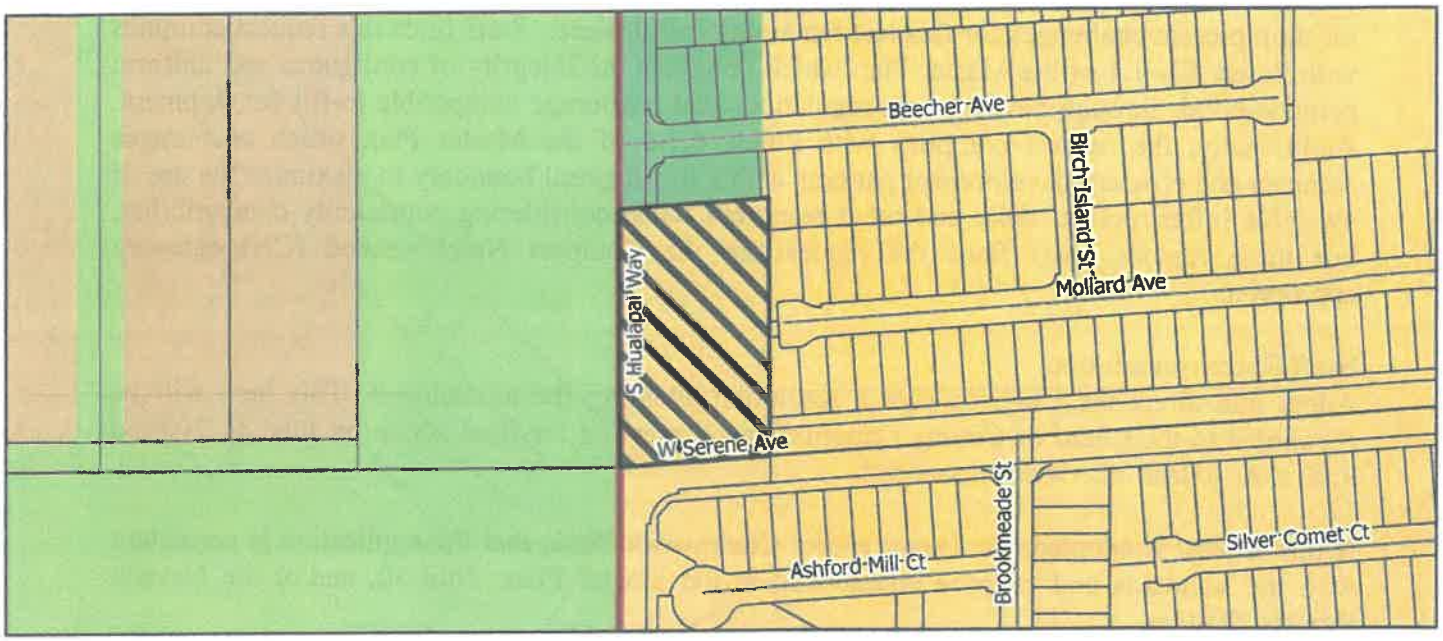
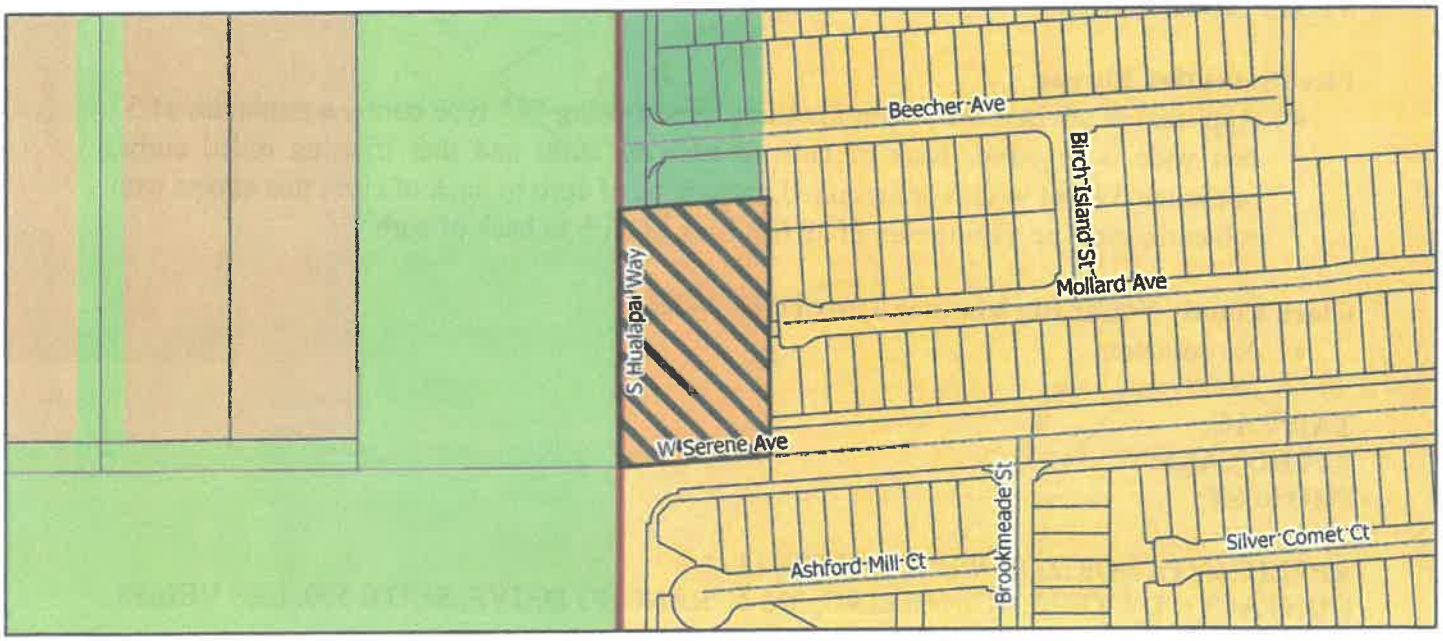
# Planned Land Use Amendment
# PA-26-700017

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.*

CLARK COUNTY
COMPREHENSIVE PLANNING

N



0 150 300 Feet

**Map created on: April 30, 2026**

*This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.*

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** PA-26-700017

2A

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

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

Date: 5/27/2026

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: 6/16/2026 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: 7/22/2026 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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Indian Springs Civic Center
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**MOAPA VALLEY**
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**MOUNTAIN SPRINGS**
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Mt. Charleston Library
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Maureen Helm, Secretary
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Paradise Park Community Center
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Sandy Valley Community Center
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Searchlight Community Center
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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**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
|---|---|---|---|
| Michael Roitman | (702) 455-3113* | Michael Naft | A |
| Nelson Stone | (702) 455-3113* | Marilyn K. Kirkpatrick | B |
| Tyler Brady | (702) 455-3113* | April Becker | C |
| Edward Frasier III | (702) 455-3113* | William McCurdy II | D |
| Vivian Kilarski | (702) 455-3113* | Tick Segerblom | E |
| Leslie Mujica | (702) 455-3113* | Justin Jones | F |
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 02/04/26**

**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

06/16/26 PC AGENDA SHEET

3

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ZC-26-0208-HORIZON WEST HOMES, LLC:**

**ZONE CHANGE** to reclassify 1.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise (description on file). JJ/rk (For possible action)

---

RELATED INFORMATION:

**APN:**
176-19-201-015

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 1.44
- Existing Land Use: undeveloped

Applicant's Justification
This is a zone change request to RM18 (Residential Multi-Family 18) zoning. According to the applicant, the request remains single-family residential like the surrounding development in the area and will not create an adverse effect on the surrounding public facilities and services already contemplated for the area.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-22-0385 | A non-conforming zone change to reclassify the site from R-E to C-1 for a convenience store and gas station | Withdrawn | September 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | RS3.3 | Single-family residential |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| South & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Open Lands | RS80 (RRO) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700017 | A plan amendment redesignating the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |
| VS-26-0207 | A vacation and abandonment of patent easement is a companion item on this agenda. |
| WS-26-0209 | A single-family attached residential development is a companion item on this agenda. |
| TM-26-500053 | A tentative map consisting of 14 single-family attached residential lots 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 is in conformance with the Master Plan. Currently, the property is zoned RS20 and has been undeveloped for many years. The proposed density of this project is compatible with the nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand "middle" housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

**Staff Recommendation**
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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.

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**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**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 #0565-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** HORIZON WEST HOMES, LLC
**CONTACT:** DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-26-0208

3A

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

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

Date: 5/27/2026

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: 6/16/2026 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: 7/22/2026 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.
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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.

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

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

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190 W. Virgin Street, Bunkerville

**ENTERPRISE**
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Silverado Ranch Community Center
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**GOODSPRINGS**
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Goodsprings Community Center
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715 Gretta Lane, Indian Springs

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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 |
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 02/04/26**

# Department of Comprehensive Planning
# Application Form

ASSESSOR PARCEL #(s): 176-19-201-015

PROPERTY ADDRESS/ CROSS STREETS: North West Serene / S. Hualapai

**DETAILED SUMMARY PROJECT DESCRIPTION**

The size of this vacant land is 1.44 acres. The Existing Master Plan is allowed to build 8 du/ac (MN).
We are proposing to change zoning as RM18 with a Planned land use designation of Compact Neighborhood (CN)

**PROPERTY OWNER INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 9721 Queen Charlotte Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**APPLICANT INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 1180 N. Town Center Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**CORRESPONDENT INFORMATION**

NAME: Blayne Sowle
ADDRESS: 333 N. Rancho Dr. # 500
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702-254-2200 CELL _____ EMAIL: [redacted]
*Correspondent will receive all project communication

(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)* | Shawn Shahryari Property Owner (Print) | 03/20/2026 Date

DEPARTMENT USE ONLY:

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

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

**Horizon West Homes LLC**
**1180 N. Town Center Dr #100**
**Las Vegas, NV 89144**
**(702)686-5133**

RE: Horizon West UNIT II- APN: 176-19-201-015
APR: 24-100288

03-20-2026

## Justification Letter

Dear Clark County Planner,

Horizon West Homes LLC is presenting this letter to explain t**he Zoning Change request.**
We are proposing to change the current zoning to **RM18** with a planned land use designation of Compact Neighborhood.(CN)
This request is being made to allow development of the site in a manner that is consistent with orderly growth objectives in the area. The proposed zone change is appropriate because the site is still intended for **single-family residential use** and doesn't introduce a new or incompatible land use. Rather, it seeks a modest increase in residential density within the same single-family residential category.

This application is justified for the following reasons:

1. **The request remains Single-Family Residential in Character.**

The proposed zone change does not convert the property to commercial or Apartment use. The property will remain single-family residential attached homes.

2. **The request supports orderly development.**

The proposed zoning will allow the subject property to develop in a manner that is more consistent with current market conditions and demand for the new residential development pattern in the area.

3. **The request is in the public interest.**

The proposed zoning will allow reasonable residential development of the property and does not create an adverse land use relationship. This development will play a role to address the housing shortage and home ownership problems for the middle class and new younger families.

For these reasons, we respectfully request approval of the zone change.
Sincerely,
Horizon West Homes LLC
Shawn Shahryari *shawn shahryari*
Manager

06/16/26 PC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0207-HORIZON WEST HOMES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street and Oleta Avenue and Serene Avenue within Enterprise (description on file). JJ/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-19-201-015

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

**BACKGROUND:**
**Project Description**
The plans show the proposed vacation and abandonment of government patent easements on the subject site. These easements are no longer needed for the development of the site and the surrounding area.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-22-0385 | A non-conforming zone change to reclassify the site from R-E to C-1 for a convenience store and gas station | Withdrawn | September 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | RS3.3 | Single-family residential |
| South & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Open Lands | RS80 (RRO) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700017 | A plan amendment redesignating the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |

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**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0208 | A zone change reclassifying the site from RS20 to RM18 is a companion item on this agenda. |
| WS-26-0209 | A single-family attached residential development is a companion item on this agenda. |
| TM-26-500053 | A tentative map consisting of 14 single-family attached residential lots is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**
**Public Works - 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 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 Hualapai Way, 35 feet to the back of curb for Serene 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;

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** HORIZON WEST HOMES, LLC
**CONTACT:** DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** VS-26-0207 **4A**

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

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

Date: 5/27/2026

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

### PLANNING COMMISSION (PC)

Date: 6/16/2026 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: 7/22/2026 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*

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Allison Acosta, Secretary
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3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

**Revised 02/04/26**

# Department of Comprehensive Planning
# Application Form

ASSESSOR PARCEL #(s): 176-19-201-015

PROPERTY ADDRESS/ CROSS STREETS: North West Serene / S. Hualapai

**DETAILED SUMMARY PROJECT DESCRIPTION**

The size of this vacant land is 1.44 acre. The Existing Master Plan is allowed to build 8 du/ac (MN).
We are proposing to change zoning as RM18 with a Planned land use designation of Compact Neighborhood (CN)

**PROPERTY OWNER INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 9721 Queen Charlotte Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**APPLICANT INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 1180 N. Town Center Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**CORRESPONDENT INFORMATION**

NAME: Elaine Soule
ADDRESS: 333 N. Rancho Dr. # 500
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702-254-2200 CELL _____ EMAIL: [redacted]
*Correspondent will receive all project communication

(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)* | Shawn Shahryari (Property Owner (Print)) | 03/20/2026 (Date)

DEPARTMENT USE ONLY:

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

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

09/11/2023

March 24, 2026

CLARK COUNTY PUBLIC WORKS
CLARK COUNTY PLANNING DEPARTMENT
CLARK COUNTY MAPPING
500 S GRAND CENTRAL PKWY.
Las Vegas, NV 89155-1744

RE: HORIZON WEST UNIT II – APN: 176-19-201-015
PATENT RESERVATION VACATION JUSTIFICATION LETTER
APR-24-100288
EXISING PATENT RESERVATION #: 1227858
RECORDED DOC # (DEED): 20240517-0001503

Dear CCPW,

DWYER ENGINEERING is presenting this JUSTIFICATION LETTER to explain the justification for vacating the existing Patent Reservations.

Justification to vacate the exiting 33' patent reservations on the interior lot lines. There will be no public utilities or public Right-of-Way along those interior lot lines so the existing 33' Patent Reservations are not needed and should be vacated to develop the parcel.

Thank you for your consideration of this letter and its content.

Sincerely,

JASON G RUFF, P.E.
Dwyer Engineering Inc.
(702)-254-2200
jruff@dwyerengineering.com

06/16/26 PC AGENDA SHEET

5

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0209-HORIZON WEST HOMES LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce rear setbacks; **2)** eliminate required open space; **3)** allow attached sidewalks; **4)** reduce street intersection off-set; **5)** reduce curb return radius; and **6)** reduce driveway separations.
**DESIGN REVIEW** for a single-family attached residential development on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**
176-19-201-015

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. Reduce the rear setbacks to 10 feet where 15 feet is required per Section 30.02.09B (a 33% reduction).
2. Eliminate required open space area where 1,680 square feet is required per Section 30.02.09B.
3. Allow attached sidewalks along Serene Avenue where detached sidewalks are required per Section 30.04.09C.
4. Reduce the street intersection off-set between a proposed private street and Hualapai Way along Serene Avenue to 71 feet where 125 feet is required per Section 30.04.08F (a 43% reduction).
5. Reduce the curb return radius for the west side of the intersection of a proposed private street and Serene Avenue to 15 feet where 25 feet is required per Uniform Standard Drawing 222 (a 40% reduction).
6. Reduce the separation between driveways and property lines to 1 foot where 6 feet is the minimum required per Uniform Standard Drawing 222 (an 83% reduction).

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 1.44
- Project Type: Single-family attached residential development (Duplexes)

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- Number of Lots/Units: 14
- Density (du/ac): 9.72
- Minimum/Maximum Lot Size (square feet): 1,847 / 2,747
- Number of Stories: 2
- Building Height (feet): 32
- Minimum/Maximum Square Feet: 1,456 / 1,784
- Open Space Required/Provided: 1,680 / 0
- Parking Required/Provided: 31 / 31

Site Plan

The proposed attached single-family residential development will consist of 14 individual lots located primarily along the perimeter of the site with a density of 9.72 dwelling units per acre. The proposed lots will contain duplex buildings that will consist of 2 attached units that will function as a single building with each duplex building split between 2 lots. The proposed development will consist of 8 lots along the east and 6 lots along the west of the site. The buildings will be 10 feet from the front property line with the rear of each building being 10 feet from the rear property line, which requires a waiver of developments standards. Along the sides of each building, a 5 foot interior side setback or 10 foot street side setback will be provided. All buildings will be separated from each other by at least 10 feet. The site will be accessed from a central, 36 foot wide private street that will run down the center of the site. This private street will grant access to Serene Avenue in the central portion of the southern boundary of the site and will terminate in a 24 foot wide emergency access gate in the northwest corner of the site. The private street's intersection with Serene Avenue will be off-set 71 feet from the intersection of Hualapai Way and Serene Avenue, requiring a waiver of development standards. All buildings will have their garage door facing the private street with a 10 foot long and 16 foot wide driveway provided. Each driveway will have a setback as little as 1 foot from the property line, requiring a waiver of development standards. The lots will range in size from 1,847 square feet up to 2,747 square feet. Parking is provided by the 2 car garages that each lot will be provided as well as by 3 on-street parking stalls. Along the east property line, an existing 6 foot wall be maintained. Along the northern boundary of the site and along rear lot lines, new 6 foot decorative block walls will be provided.

Landscaping

Along Hualapai Way, street landscaping is provided with 2 landscape areas that are 5 feet wide and located on each side of a proposed 5 foot wide detached sidewalk. Additionally, along Serene Avenue, street landscaping is provided within a 10 foot wide landscape area behind a proposed 5 foot wide attached sidewalk. Within these landscape areas, large trees are placed every 30 feet on center and staggered on each side of the sidewalk where a detached sidewalk is provided. A total of 13 large trees are provided where 9 trees are required along Hualapai Way and 6 large trees are provided where 4 large trees are required along Serene Avenue. Additional landscaping in the form of large trees is also provided within the interior of the site with at least 1 trees provided adjacent to the provided driveway on each lot. The site is proposing not to provide common open space where 1,680 square feet is required.

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Elevations

The elevations provided show the exterior design of the homes within the development will have a similar and unified design between each building. All buildings are 2 stories tall and range in height from 29 feet to 32 feet. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered and hidden entry area and significant fenestration.

Floor Plan

Each unit will range in size from 1,456 square feet up to 1,784 square feet, not including garage space, spread across 2 stories. Each model is shown to have 3 bedrooms with options that include walk-in closets, ensuite bathrooms, living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

Due to the size of the site after the dedication of streets, maintaining the required intersection off-set is not possible and makes the detaching of the sidewalk difficult as well. The reduction in curb return radius is justified as the curb return is located on the egress side, and due to the stop sign, the condition should not result in negative effects. Due to the size of the proposed lots, a reduction in the rear setback is needed to fit the home models being proposed. The size of the subdivision limits the available space for both driveways and open space, but the site is located near recreational areas so the reduction in open space will be mitigated.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-22-0385 | A non-conforming zone change to reclassify the site from R-E to C-1 for a convenience store and gas station | Withdrawn | September 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | RS3.3 | Single-family residential |
| South & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Open Lands | RS80 (RRO) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700017 | A plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0208 | A zone change from RS20 to RM18 is a companion item on this agenda. |
| VS-26-0207 | A vacation and abandonment of patent easements is a companion item on this agenda. |
| TM-26-500053 | A tentative map consisting of 14 single-family attached residential lots is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

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

Waiver of Development Standards #1
Rear setbacks are important, in this case, as the rear setbacks ensure there is ample on-site space for a backyard, but also to reduce the over massing of buildings on each property. While staff can appreciate the size of the subject site is significantly reduced after roadway dedications, the proposed buildings are already given the benefit of a reduced front setback and an eliminated side setback. Staff finds the proposed structures are too large for the proposed lots and the requested setback reductions are self-imposed. Additionally, rear setbacks allow for backyard space that could be used for outdoor recreation. Since there is no community open space within the proposed subdivision, this effect of reduced rear yard is enhanced and would represent a negative impact on the area. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2
The purpose of requiring common open space in smaller, single-family attached subdivisions to ensure there are quality outdoor recreational opportunities available to the residents of the subdivision. Such common areas promote a sense of community, provide for healthy living, and allow for the proper treatment and care of pets. The lack of these amenities within a community increases car centric travel and dependency as well as reduced health outcomes. A lack of community open space also increases the urban heat island effect. While staff can appreciate there are regional recreational spaces nearby, such amenities should be provided within the proposed community. Additionally, the proposed development has been granted certain dimensional standard reductions by right as a single-family attached residential development within the RM18 zone provided certain open space opportunities are provided. Staff finds given

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these bonuses, there should be space available to provide the required open space. 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 proposed residential development is within an area with several medium density single-family detached residential developments with similar densities to the proposed development. In addition, a residential development on this parcel will help to activate a long-term unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are consistent with newer townhouse and duplex development designs, and parking is well supplied within the community. Overall, staff finds that a residential development in this parcel supports Master Plan Policies 1.1.1, 1.3.2, 1.4.4, and Enterprise-specific Policy EN-1.1, which encourage in-fill development and a mix of housing types. With that said, staff has significant concerns regarding the provision of open space within the community and the overall use of space in the design of the development. Staff finds the proposed reduction in setbacks and other reductions requested to the street network are the result of poor space planning and the site could be designed to meet all requirements; for example, by reducing home sizes to reach the required setback or rearranging the lots and street network to reduce waivers and provide common open space areas. The complete elimination of open space is unacceptable and would represent a major negative impact on the community. Open space is directly associated with better health outcomes and tighter knit communities. Open space helps to maintain the existing natural environment and reduce effects related to urban heat. Additionally, staff is concerned regarding the design of the rear of the proposed models. The rear elevations contain very little architectural enhancement resulting in a flat appearing surface. Given this elevation will generally front the adjacent homes and Hualapai Way, staff finds additional architectural enhancement should be provided to enhance the exterior of the proposed models. Ultimately, staff finds the proposed single-family attached residential development fails to comply with Master Plan Policies 1.3.1, 1.3.5, 2.1.5, and 3.6.1 all of which promote development that increases neighborhood livability, access to open recreational space, and which help reduce urban heat island effect. For these reasons, staff is unable to support this request.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Serene Avenue. The site has no existing off-sites improvements, therefore there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4
Staff has no objection to the proposed reduction for the intersection offset. Staff finds there should be no negative impacts to the surrounding area. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #5
The applicant worked with staff to develop a safe design, and because of the limited site size of the site, there are unavoidable constraints that justify a request for the reduced back of curb radius. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #6
Although the reduction does not meet the standard driveway separation requirement due to the limited lot frontage and existing site constraints, staff finds the proposed placement of the driveways maintains safe access to each lot. However, since staff cannot support this application in its entirety, staff cannot support this request.

**Staff Recommendation**
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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 in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 35 feet to the back of curb for Hualapai Way, 35 feet to the back of curb for Serene 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**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**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 #0565-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** HORIZON WEST HOMES, LLC
**CONTACT:** DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145.

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0209 5A

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

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

Date: 5/27/2026

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: 6/16/2026 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: 7/22/2026 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.

# 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**
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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

**LAUGHLIN**
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

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

**UPPER & LOWER KYLE CANYON**
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

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

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

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

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

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

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

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

**SEARCHLIGHT**
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 02/04/26**

# Department of Comprehensive Planning
# Application Form

ASSESSOR PARCEL #(s): 176-19-201-015

PROPERTY ADDRESS/ CROSS STREETS: North West Serene / S. Hualapai

**DETAILED SUMMARY PROJECT DESCRIPTION**

The size of this vacant land is 1.44 acre. The Existing Master Plan is allowed to build 8du/ac (MN).
We are proposing to change zoning as RM18 with a Planned land use designation of Compact Neighborhood (CN)

**PROPERTY OWNER INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 9721 Queen Charlotte Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**APPLICANT INFORMATION**

NAME: Horizon West Homes LLC
ADDRESS: 1180 N. Town Center Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

**CORRESPONDENT INFORMATION**

NAME: Blayne Soule
ADDRESS: 333 N. Rancho Dr. # 500
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702-254-2200 CELL _____ EMAIL: [redacted]
*Correspondent will receive all project communication

(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)* | Shawn Shahriyari (Property Owner (Print)) | 03/20/2026 (Date)

DEPARTMENT USE ONLY:

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

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

March 24, 2026

CLARK COUNTY PUBLIC WORKS
CLARK COUNTY PLANNING DEPARTMENT
CLARK COUNTY MAPPING
500 S GRAND CENTRAL PKWY.
Las Vegas, NV 89155-1744

RE: HORIZON WEST UNIT II – APN: 176-19-201-015
WAIVERS JUSTIFICATION LETTER
APR-24-100288

Dear CCPW,

DWYER ENGINEERING is presenting this JUSTIFICATION LETTER to explain the waivers from standards that we are requesting.

We are proposing a zone change of the current Master plan which allows to build up to 8 du/ac to RM18 with a planned land use designation of Compact Neighborhood (CN). Our proposed zone change is based on current economic conditions of the area and growth patterns and housing market dynamics. By increasing the density, we address the increasing demand for housing options in our community proactively. This development will enable us to play a role in addressing the housing shortage and home ownership particularly for moderate households and starter-younger families within a neighborhood that values privacy. This subdivision is surrounded by a Rental development community on North and East side. All our duplex homes will have two-car garage with private backyard. Also, per Commissioner (Justin Jones) suggestion, we arranged a neighborhood meeting and did not hear any opposition on this development from the neighbors.

Requested Waivers from development standards:

1.) Waiver for 71' intersection offset when 125' is required per TITLE 30.04.08(F)(1) F. Street Intersection Configuration for Single-Family Residential Subdivisions
1. Unless exempt per subsection 2 below, street intersections shall be off-set a minimum of 125 feet, measured from right-of-way line to right-of-way line, unless the streets are less than 50 feet wide, measured from back of curb to back of curb.
2. **Private streets in conjunction with a parcel map need not meet the standard in subsection 1, above.**
Note: project frontage along Serene Avenue is only 120 linear feet. It's impossible to meet the required 125' intersection offset.
2.) Waiver for open space-120 SF required for RS2. Zero (0) SF open space provided.
   a. This is a very small subdivision which makes the open space unusable and redundant. Plus, this subdivision is within close proximity of red rock national park that resident can use.

3.) Waiver for 10-ft rear setback when 15-ft is required.
    a. The parcel owner Shawn Shahryari has had several meetings with Clark County Planning, and they stated they would support this waiver.
4.) Waiver for 15-ft radius for proposed Private Street EGRESS, when 25-ft is required.
    a. This item was also discussed with Clark County Planning, and they stated they would support the 15-ft radius EGRESS for the PRIVATE STREET, since it's a stop condition on EGRESS and doesn't cause any potential traffic safety issues.
5.) Waiver for 1.6-ft distance from property line (lot line) to driveway, when 6-ft is required.
    a. We are meeting the 1800 square foot minimum required lot size, and the duplex houses are filling up the lots inside the proposed setbacks. That didn't leave much room with the 16-ft minimum driveway widths and the proposed building footprints. Note: There is over 16-ft of separation between the proposed driveway and the lot line on the other (opposite) side of the driveway.
6.) Waiver to NOT do detached sidewalk on Serene Avenue and to attach the sidewalk to back of curb along Serene Avenue only.
    a. We must match into the existing ATTACHED sidewalk at our east property line. Please see attached picture. There is not enough space to detach the sidewalk and match into the two (2) proposed ADA sidewalk ramps at the proposed driveway and at the one (1) proposed ADA sidewalk ramp at the intersection of Serene Avenue and Hualapai Way. There is only 39.7-ft between the existing attached sidewalk and the proposed ADA ramp on the east side of the proposed driveway. There is only 26.96-ft between the proposed ADA ramp on the west side of the proposed driveway and the proposed ADA ramp at the intersection of Serene Avenue and Hualapai Way (NE corner). That isn't enough room to detach the sidewalk. It must be attached along Serene Avenue.

Thank you for your consideration of this letter and its content.

Sincerely,

JASON G RUFF, P.E.
Dwyer Engineering Inc.
(702)-254-2200
jruff@dwyerengineering.com

06/16/26 PC AGENDA SHEET

6

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500053-HORIZON WEST HOMES L L C:**

**TENTATIVE MAP** consisting of 14 single-family residential lots and common lots on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-19-201-015

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

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 1.44
- Project Type: Single-family attached residential development (duplexes)
- Number of Lots/Units: 14
- Density (du/ac): 9.72
- Minimum/Maximum Lot Size (square feet): 1,847 / 2,747

Project Description
The proposed attached single-family residential development will consist of 14 lots with a density of 9.72 dwelling units per acre. The lots will range in size from 1,847 square feet up to 2,747 square feet. There will be 4 lots along the east of the site and 3 lots along the west. Access is provided via a central, 36 foot wide private street that will run down the center of the site. This private street will grant access to Serene Avenue in the central portion of the southern boundary of the site and will terminate in a 24 foot wide emergency access gate in the northwest corner of the site. The private street's intersection with Serene Avenue will be off-set 71 feet from the intersection of Hualapai Way and Serene Avenue.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-22-0385 | A non-conforming zone change to reclassify the site from R-E to C-1 for a convenience store and gas station | Withdrawn | September 2022 |

DRAFT

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | RS3.3 | Single-family residential |
| South & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Open Lands | RS80 (RRO) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700017 | A plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |
| ZC-26-0208 | A zone change from RS20 to RM18 is a companion item on this agenda. |
| WS-26-0209 | A single-family attached residential development is a companion item on this agenda. |
| VS-26-0207 | A vacation and abandonment of patent easements is a companion item on this agenda. |

## STANDARDS FOR APPROVAL:

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

### Analysis

### Comprehensive Planning

While the proposed subdivision has proper and functional access and the lots are laid out orderly on the site, staff is concerned regarding the reduction in open space for the community and finds it is a self-imposed hardship and the project could be developed to maintain the lot sizes required by Code while also providing the needed open space. Additionally, staff is not supporting the accompanying waivers of developments standards and design review requests. For these reasons, staff is unable to support this request.

### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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 35 feet to the back of curb for Hualapai Way, 35 feet to the back of curb for Serene 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**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out.

**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 #0565-2026 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** HORIZON WEST HOMES, LLC
**CONTACT:** DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** TM-26-500053

6A

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

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

Date: 5/27/2026

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: 6/16/2026 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: 7/22/2026 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.

# 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**
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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

**LAUGHLIN**
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

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

**UPPER & LOWER KYLE CANYON**
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

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

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

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

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

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

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

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

**SEARCHLIGHT**
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 02/04/26**

# Department of Comprehensive Planning
# Application Form

ASSESSOR PARCEL #(s): 176-19-201-015

PROPERTY ADDRESS/ CROSS STREETS: North West Serene / S. Hualapai

DETAILED SUMMARY PROJECT DESCRIPTION

The size of this vacant land is 1.44 acres. The Existing Master Plan is allowed to build 8 du/ac (MN). We are proposing to change zoning as RM18 with a Planned land use designation of Compact Neighborhood (CN)

PROPERTY OWNER INFORMATION

NAME: Horizon West Homes LLC
ADDRESS: 9721 Queen Charlotte Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

APPLICANT INFORMATION

NAME: Horizon West Homes LLC
ADDRESS: 1180 N. Town Center Dr. #100
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-686-5133 EMAIL: [redacted]

CORRESPONDENT INFORMATION

NAME: Blayne Soule
ADDRESS: 333 N. Rancho Dr. # 500
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702-254-2200 CELL _____ EMAIL: [redacted]
*Correspondent will receive all project communication

(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)* | Shawn Shahryari Property Owner (Print) | 03/20/2026 Date

DEPARTMENT USE ONLY:

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

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

**Horizon West Homes LLC**
**1180 N. Town Center Dr #100**
**Las Vegas, NV 89145**
**(702)686-5133**

03/27/2026

**RE:** APR-24-100288
APN: 176-19-201-015
Horizon West Unit II

To: Clark County Comprehensive Planning Department

Please be advised that Horizon West Homes LLC is okay to run tentative map concurrently with other applications including:

zone change application, Design Review, Master Plan Amendment , Land use, Waiver of Development Standards and Vacation application.

Sincerely,

Horizon West Homes LLC

*shawn shahryari*

Shawn Shahryari
Manager

7

06/16/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres.

Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**
176-22-601-005; 176-22-601-007

**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: 7202 Blue Diamond Road
- Site Acreage: 4.51
- Existing Land Use: Undeveloped

Applicant's Justification
That applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since the request promotes sustainable urban growth while addressing the community's evolving housing and development needs. Higher density development makes better use of limited land resources by accommodating more residents and amenities within the same footprint. The proposed land use category will allow for development to occur at a greater intensity, with varied housing options, while still being compatible with adjacent land uses.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacate and abandon government patent easement - expired | Approved by PC | June 2019 |

DRAFT

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |
| NZC-0499-07 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired | Approved by BCC | July 2007 |
| ZC-0972-05 | Reclassified the site from R-E to U-V zoning for a mixed-use development - expired | Approved by BCC | September 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |
| NZC-0499-07 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired | Approved by BCC | July 2007 |
| ZC-0972-05 | Reclassified the site from R-E to U-V zoning for a mixed-use development - expired | Approved by BCC | September 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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 Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The Compact Neighborhood (CN) land use category will allow for a transition from a busy state highway (Blue Diamond Road) to the lower density RS3.3 zoned single-family residential to the north. Furthermore, although the adjacent property to the east is planned for Corridor Mixed-Use (CM), the site is a mixed-use development where the residential component was developed at a density of 17.2 dwelling units per acre which is similar to the density allowed in the Compact Neighborhood (CN) land use category. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand "middle" housing options. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

**Staff Recommendation**
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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.

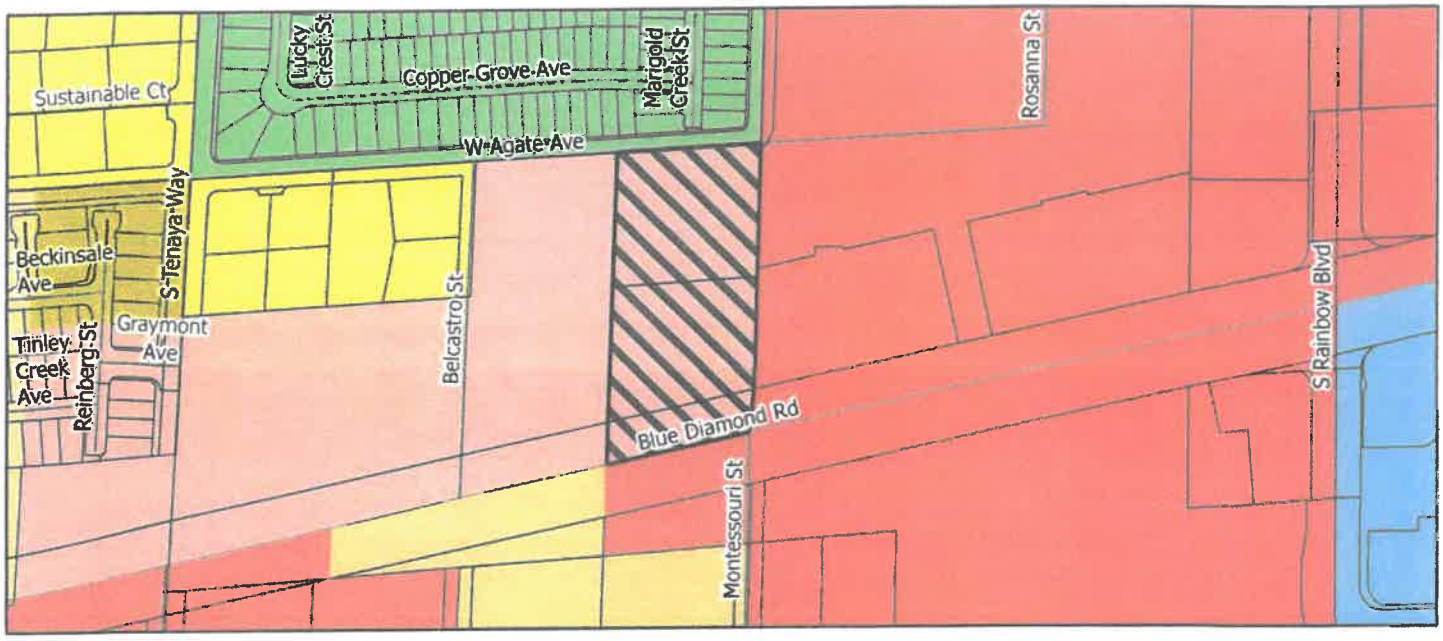
**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** PEYMAN MASACHI
**CONTACT:** PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

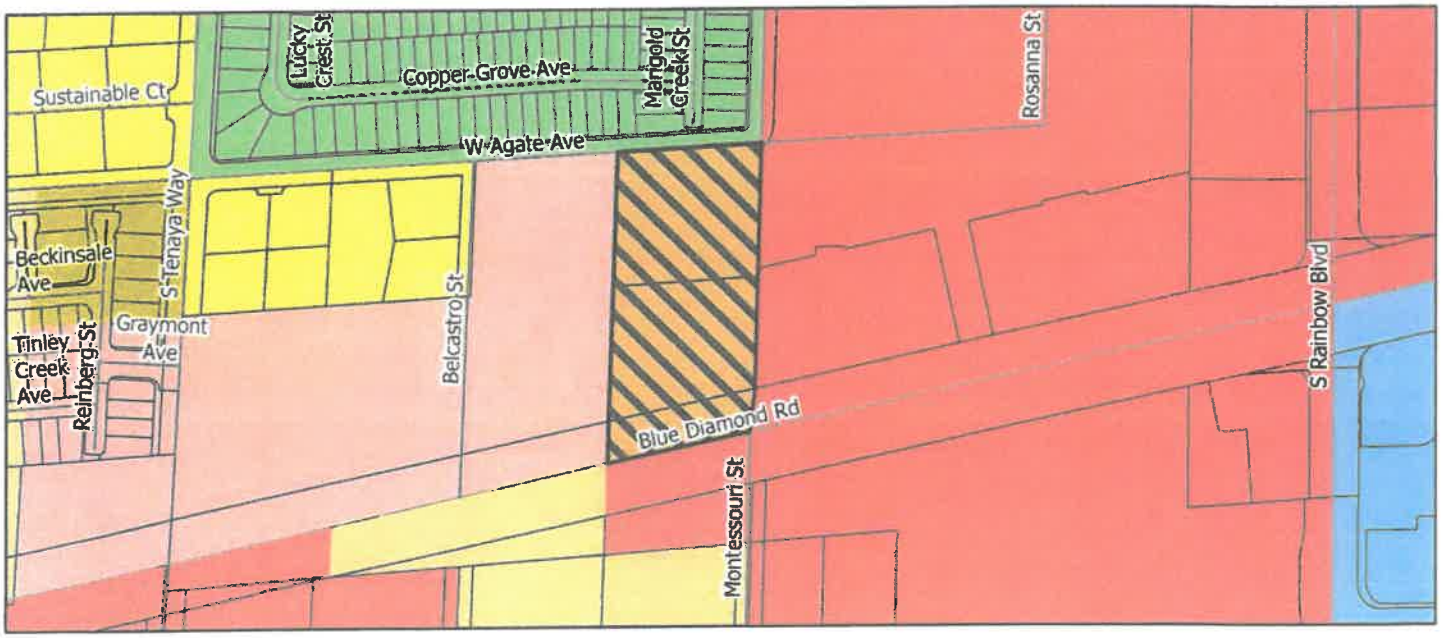
DRAFT

# Planned Land Use Amendment
# PA-26-700025

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.*

CLARK COUNTY
COMPREHENSIVE PLANNING



0 250 500 Feet

**Map created on: April 30, 2026**

*This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.*

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** PA-26-700025,ZC-26-0271,TM-26-500070,VS-26-0272,WS/DR-26-0273

7A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/16/26 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. 07/22/26 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.
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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**

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

**ENTERPRISE**
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(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**
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(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

**LONE MOUNTAIN**
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(702) 289-0196
Mtn. Crest Neighborhood Services Center
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Whitney Recreation Center
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Winchester Community Center
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# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone | County Commissioner | District |
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101-972
ASSESSOR PARCEL #(s): 176-22-601-005 & 176-22-601-007
PROPERTY ADDRESS/ CROSS STREETS: Agate Ave. & Montessouri S.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review for a Multi-Family Residential Development on 4.51 acres with 52 lots.

## PROPERTY OWNER INFORMATION

NAME: Blue 10 LLC
ADDRESS: 8965 S Eastern Ave., Suite 360
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-461-9711 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 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)*

ALI NAVAIE
Property Owner (Print)

1-13-2026
Date

# Comprehensive Planning Application Form

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CITY: Hnderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 CELL

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TELEPHONE: 702-461-9711 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 #

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Property Owner (Signature)* Peyman Masachi Property Owner (Print) Date

April 22, 2026
Job No: MSH-24-005

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

**Re: Agate & Montessouri**
**APR-25-101972**
**APN: 176-22-601-005 & 176-22-601-007**
**Justification Letter Master Plan Amendment**

To whom it may concern:

Taney Engineering, on behalf of BLUE 10, LLC, is respectfully submitting justification to request a Plan Amendment for a future multi-family residential development.

**Parcel Information**

The subject parcel is 4.51 gross-acres and is located south of Agate Avenue and west of Montessouri Street. The parcel is currently zoned as Commercial General (CG), with a planned land use of Neighborhood Commercial (NC). A separate Zone Change application is requested in support of a future 52-lot multi-family residential development.

**Master Plan Amendment**

This request is to amend the land use of the subject parcel to Compact Neighborhood (CN) from Commercial General (CG). This is requested in support of the proposed rezoning to multi-family residential (RM18). The parcel is adjacent to properties master planned NC to the west, Corridor Mixed-Use (CM) to the south and east, and Public Use (PU) to the north.

Our request to rezone the property from Commercial General to Compact Neighborhood is driven by a desire to promote sustainable urban growth while addressing the community's evolving housing and development needs. Higher-density developments make better use of limited land resources by accommodating more residents and amenities within the same footprint. This approach aligns with smart growth principles and reduces urban sprawl. As the area evolves, there is increasing demand for well-planned, higher-density neighborhoods that balance residential, commercial, and recreational spaces. Compact Neighborhood zoning ensures our development aligns with these forward-thinking trends. The proposed shift to Compact Neighborhood and subsequent rezoning reflect a forward-thinking approach to land use planning, emphasizing adaptability to the evolving dynamics of the region.

Furthermore, the proposed project conforms to some of the design goals and policies established in the Transform Clark County Master Plan. The proposed zoning is consistent with both Policy 1.1.1 and Policy 6.1.3, encouraging a mix of housing types and neighborhoods with varied density and intensity. The proposed zoning category will provide an opportunity for development to occur at a greater intensity, with varied housing options, while still being compatible with the adjacent land uses.

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject parcel with due consideration for its specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.

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

Sincerely,

Danmatthew Taloma
Designer I

06/16/26 PC AGENDA SHEET

8

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:**

**ZONE CHANGE** to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

---

RELATED INFORMATION:

**APN:**
176-22-601-005; 176-22-601-007

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

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: 7202 Blue Diamond Road
- Site Acreage: 4.51
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the area has undergone a trend from what was once a largely undeveloped and low-density residential area to a variety of residential and commercial uses. The requested zone change will help add to the mix of residential uses in the area. RM18 zoning is less intense than the existing CG zoning, which is preferable for the existing residential communities to the north and east of the site.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacate and abandon government patent easement - expired | Approved by PC | June 2019 |
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |

DRAFT

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| NZC-0499-07 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired | Approved by BCC | July 2007 |
| ZC-0972-05 | Reclassified the site from R-E to U-V zoning for a mixed-use development - expired | Approved by BCC | September 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700025 | A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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. The request for RM18 (Residential Multi-Family 18) zoning on the site is compatible with the surrounding area. The RM18 (Residential Multi-Family 18) zoning district will allow for a transition from a busy state highway (Blue Diamond Road) to the lower density RS3.3 (Residential Single-Family 3.3) zoned single-family residential to the north. Furthermore, although the adjacent property to the east is zoned G (Commercial General), the site is a mixed-use development where the residential component was developed at a density of 17.2 dwelling units per acre which is similar to the density allowed in the RM18 (Residential Multi-Family 18) zoning district. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in

order to provide opportunities to expand "middle" housing options. For these reasons, staff finds the request for RM18 zoning is appropriate for this location.

**Staff Recommendation**
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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**
- 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 #0434-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PEYMAN MASACHI
**CONTACT:** PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** PA-26-700025,ZC-26-0271,TM-26-500070,VS-26-0272,WS/DR-26-0273

8A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/16/26 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. 07/22/26 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.
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**Revised 1/14/2026**

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Property Owner (Signature)*

ALI NAVAIE
Property Owner (Print)

1-13-2026
Date

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Property Owner (Signature)* Peyman Masachi Property Owner (Print) Date

April 22, 2026
Job No: MSH-24-005

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

**Re: Agate & Montessouri**
**APR-25-101972**
**APN: 176-22-601-005 & 176-22-601-007**
**Justification Letter ZC**

To whom it may concern:

Taney Engineering, on behalf of BLUE 10, LLC, is respectfully submitting justification to request for a Zone Change to allow for a multi-family residential subdivision as it relates 4.51 acres located south of Agate Avenue and west of Montessouri Street, more particularly described as Assessor's Parcel Number 176-22-601-005 & -007 (the "Site").

The Site is currently planned Neighborhood Commercial (NC) and zoned Commercial General (CG). To the north across Agate Avenue is single-family residential, planned Public Use (PU) and zoned Residential Single-Family 3.3 (RS3.3). To the west is vacant land planned for Neighborhood Commercial (NC) and zoned General Highway Frontage District (H-2). To the south across Blue Diamond Road is commercial planned Corridor Mixed-Use (CM) and zoned for General Highway Frontage District (H-2). To the east are Multifamily developments planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

**Zone Change**

The Applicant is requesting a conforming zone change to Residential Multi-Family 18 (RM18). The zone change is consistent with the overall intent of the Master Plan. The Site is located along busy Blue Diamond Road – a 100-foot major arterial highway. There is no question the area has undergone a change in trend from what once largely undeveloped and low-density residential area to a variety of residential and commercial uses was. The zone change to RM18 will help add to the mix of residential uses in the area.

RM18 is an appropriate transition for the area and will be far less intense than the existing commercial master plan designations on the Site which is preferable for the existing residential communities to the north and east of the Site. Additionally, the proposed multi-family residential development will certainly bring less traffic, noise, and light than if commercial development was developed. The requested zone change is compatible and appropriate for the area.

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

Sincerely,

Danmatthew Taloma
Designer I

06/16/26 PC AGENDA SHEET

9

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-22-601-005; 176-22-601-007

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

**BACKGROUND:**
The applicant seeks approval to vacate and abandon patent easements within the subject site because they are no longer necessary to accommodate the proposed residential subdivision.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacate and abandon government patent easement - expired | Approved by PC | June 2019 |
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

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**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700025 | A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda. |
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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.

**Staff Recommendation**

Approval.

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

## PRELIMINARY STAFF CONDITIONS:

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, with a portion of an elbow for Agate Avenue and Montessori Street;

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- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** PEYMAN MASACHI
**CONTACT:** PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** PA-26-700025,ZC-26-0271,TM-26-500070,VS-26-0272,WS/DR-26-0273

9A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/16/26 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. 07/22/26 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

**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

**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 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101-972
ASSESSOR PARCEL #(s): 176-22-601-005 & 176-22-601-007
PROPERTY ADDRESS/ CROSS STREETS: Agate Ave. & Montessouri S.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review for a Multi-Family Residential Development on 4.51 acres with 52 lots.

## PROPERTY OWNER INFORMATION

NAME: Blue 10 LLC
ADDRESS: 8965 S Eastern Ave., Suite 360
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-461-9711 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 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)*

ALI NAVAIE
Property Owner (Print)

1-13-2026
Date

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101-972
ASSESSOR PARCEL #(s): 176-22-601-005 & 176-22-601-007
PROPERTY ADDRESS/ CROSS STREETS: Agate Ave. & Montessouri S.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review for a Multi-Family Residential Development on 4.51 acres with 52 lots.

## PROPERTY OWNER INFORMATION

NAME: Beltway 101 LLC
ADDRESS: 74 Hunt Valley Trail
CITY: Hnderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 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)* Peyman Masachi Property Owner (Print) Date

April 22, 2026
Job No: MSH-24-005

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

**Re: Agate & Montessouri**
**APR-25-101972**
**APN: 176-22-601-005 & 176-22-601-007**
**Justification Letter VS**

To whom it may concern:

Taney Engineering, on behalf of BLUE 10, LLC, is respectfully submitting justification for the following patent easement vacations:

**Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of patent easements located along the west, south, and east property boundaries and a 8-foot-wide portion of patent easement located on the north property boundaries of APN: 176-22-601-005.

An additional request is to vacate 33-foot-wide portions of patent easements located along the west, north, south, and east property boundaries of APN: 176-22-601-007.

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

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

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

Sincerely,

Susan Florian

Susan Florian
Land Planner

06/16/26 PC AGENDA SHEET

10

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce lot size; **3)** increase retaining wall height; **4)** eliminate parking area landscaping; **5)** reduce street landscaping; and **6)** allow modified driveway geometrics.
**DESIGN REVIEW** for a proposed single-family attached residential development on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**
176-22-601-005; 176-22-601-007

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. Reduce the rear setback to 10 feet where 15 feet is required per Section 30.02.05 (a 35% reduction).
2. Reduce the lot sizes to 1,497 square feet where 1,800 square feet is the minimum required per Section 30.02.09 (a 17% reduction).
3. Increase the retaining wall height along the west property line to 4 feet where 3 feet is the maximum permitted per Section 30.04.03C (a 33% increase).
4. Eliminate parking lot landscaping where required per Section 30.04.01D.
5. Reduce street landscape width to 1 foot where 6 feet is required per Section 30.04.01D (an 84% reduction).
6. Reduce the separation from a proposed driveway to a property line to 2.5 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 58% reduction).

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 4.51
- Project Type: Single-family attached residential
- Number of Lots/Units: 52
- Density (du/ac): 11.53
- Minimum/Maximum Lot Size (square feet): 1,497/2,300

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- Number of Stories: 2
- Building Height (feet): 26
- Open Space Required/Provided: 6,240/9,694
- Parking Required/Provided: 115/115

Site Plan

The plan depicts a 52 lot single-family attached residential development located on the south side of Agate Avenue and the west side of Montessouri Street (alignment). The density of the overall development is shown at 11.53 dwelling units per acre. The lots range in size from a minimum area of 1,497 square feet to a maximum of 2,300 square feet. Ingress and egress will be from Agate Avenue. The development's internal access comprises of private streets that end as stub streets. Off-site improvements along Agate Avenue will feature detached sidewalk with two 5-foot landscape strips and 5 feet of sidewalk. The applicant is requesting multiple waivers of development standards. The first request is to reduce the required rear setbacks from 15 feet to 10 feet on all lots. The second request is to reduce the lot sizes from 1,800 square feet minimum to a minimum of 1,497 square feet. Additionally, along the perimeter, 6 foot high CMU walls are proposed with up to a 4 foot high retaining wall along the west side of the subdivision, necessitating the third waiver request. The fourth request is to reduce the separation between driveways and adjacent property lines to a minimum of 2.5 feet where 6 feet is required.

Landscaping

Street frontage landscaping along Agate Avenue includes detached sidewalks with dual 5-foot landscape strips, consistent with Title 30 streetscape requirements. Along the southern property line, adjacent to Blue Diamond Road, a 5 foot meandering sidewalk is proposed with one landscape strip adjacent to the sidewalk which varies in width. A waiver of development standards is required for the portion of the landscape strip that is less than 6 feet. The applicant proposes small trees planted every 10 feet due to the existing NV Energy easement within that landscape strip. The plan identifies a total of 9,694 square feet of open space that is provided throughout the site.

Elevations

The elevations depict two-story attached residential buildings utilizing stucco finishes, foam trim accents, and stone veneer elements applied in a consistent manner across the various three-plex, four-plex, and five-plex building types. Rooflines incorporate a combination of parapet and low-slope configurations, and window placements vary slightly between plans to provide modest articulation without significantly altering the overall massing. Garage doors, exterior lighting, and address identification features are shown on the street-facing elevations, and the submitted color schemes include earth-toned body colors with contrasting trim and stone accents to maintain a uniform appearance throughout the development.

Floor Plans

The plans depict various attached residential models offering 2 to 4 bedroom layouts with 2 car garages, living areas, kitchens, dining, and second-floor bedrooms/baths. Living areas range from approximately 1,415 to 1,480 square feet per unit.

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Applicant's Justification

The applicant requests these waivers to allow the project to function as a typical attached multi-family residential community. The front setback reduction to 10 feet accommodates one- to two-car garages for each unit, ensuring required parking is provided within enclosed garage space and preventing vehicles from encroaching into drive aisles or pedestrian pathways. The development provides 115 total parking spaces, exceeding demand and avoiding overflow impacts on adjacent properties or public rights-of-way.

The rear setback reduction to 10 feet is necessary to provide functional driveways of minimum length while maintaining rear yard space consistent with setback intent. The driveway separation reduction to 2.5 feet allows efficient lot configuration and functional driveway placement without impeding visibility, maneuverability, or safe vehicular access and circulation. These modifications will not be detrimental to public health, safety, or welfare.

The applicant also requests a minor increase in retaining wall height to address site grading and drainage conditions along the western boundary. The additional height provides flexibility to accommodate anticipated grade transitions and ensures proper stormwater management without altering the overall site function.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacate and abandon government patent easement - expired | Approved by PC | June 2019 |
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700025 | A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda. |
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |

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**Related Applications**

| Application Number | Request |
|---|---|
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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 is unable to support the request to reduce the required 15-foot rear setback to 10 feet for all lots. The rear setback requirement is intended to ensure adequate privacy, usable outdoor space, and compatibility with adjacent development. Staff finds the proposed structures are too large for the proposed lots and the requested setback reductions are self-imposed. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2
The applicant requests a waiver to reduce the minimum lot size from 1,800 square feet to 1,497 square feet, a 17% reduction, to accommodate a compact residential layout with shared open space and internal private streets. Although the individual lots are smaller, the overall site design provides functional living areas, private garages, and more than the required open space, ensuring that residents still receive adequate amenities and circulation. The surrounding area includes higher-density residential and mixed-use designations, making the proposed lot configuration compatible with the planned development pattern. Therefore, no adverse impacts to adjacent properties are anticipated. For these reasons, staff could support this request. However, since staff is not supporting the other waivers and design review requests, staff recommends denial.

Waiver of Development Standards #3
The applicant requests to increase the maximum retaining wall height from 3 feet to 4 feet along the western boundary. The additional height is necessary to accommodate site-specific grading and to manage stormwater runoff entering the property from higher adjacent terrain. The increased wall height will not create visual or compatibility impacts, as the wall is located along the perimeter and remains consistent with typical residential retaining treatments. The adjacent property to the

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west is planned commercial and is currently vacant, and the slightly taller wall will help protect the proposed site and provide additional buffering should future commercial development occur on the adjacent parcel. The modification supports proper drainage design, maintains safe site functionality, and does not adversely affect neighboring properties. Staff could support this request. However, since staff is not supporting the other waivers and design review requests, staff recommends denial.

Waiver of Development Standards #4
Staff cannot support the elimination of the required trees within the parking lot. Staff finds that landscape islands have been provided for every 6 parking spaces, as required by Code, and trees should be provided to help shade the parking lot and reduce the heat island effect.

Waiver of Development Standards #5
Staff finds that the required number of trees has been provided, and the existing easements limit the flexibility of where the landscaping can be placed. For this reason, staff could support this request. However, since staff is not supporting the other waivers and design review requests, staff recommends denial.

Design Review
The proposed development includes a series of attached three-plex, four-plex, and five-plex residential buildings arranged along private internal streets with distributed parking and designated open space areas. The architectural elevations incorporate stucco finishes, foam trim accents, stone veneer, and modest roofline variation that provide a consistent design theme throughout the community. While the building materials and overall architectural character are generally compatible with the surrounding area, staff is concerned that the proposed models result in reduced rear setbacks, indicating that the product type may be oversized relative to the available lot dimensions. These spatial limitations affect the project's ability to fully meet Title 30 development standards and contribute to a site layout that appears constrained in several locations. Although architectural treatments are appropriate for the intended residential use, the cumulative setback reductions necessary to accommodate the building footprints raise concerns regarding long-term functionality and compatibility. For these reasons, staff cannot support the design review as proposed.

**Public Works - Development Review**
Waiver of Development Standards #6
Staff has no objection to the request to reduce driveway separation. The reduction is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction. Therefore, staff can support this request.

**Staff Recommendation**
Approval of waiver of development standards #6; denial of waivers of development standards #1 through #5 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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 in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, with a portion of an elbow for Agate Avenue and Montessori Street;
- 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;
- Be advised, applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements on Blue Diamond Road.

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

**APPLICANT:** PEYMAN MASACHI
**CONTACT:** PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** PA-26-700025,ZC-26-0271,TM-26-500070,VS-26-0272,WS/DR-26-0273

10A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/16/26 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*

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### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 07/22/26 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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  **Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

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

**Revised 1/14/2026**

April 23, 2026
Job No: MSH-24-005

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

**RE: Agate & Montessouri**
**APR- 25-101972**
**APN: 176-22-601-005 & 176-22-601-007**
**Justification Letter WS**

This letter is being submitted in support of the project described above on behalf of our client, BLUE 10, LLC. The applications being submitted include Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review.

**Project Information**

The subject site is generally located on the south side of Agate Ave and the west side of Montessouri. The site is approximately 4.51 gross acres and is proposed to be developed as Multi-Family Residential Development with 52 lots and a density of 11.53 units per acre.

The lots range in size from 1,497 square feet to 2,300 square feet, with an average lot size of 1,737 square feet. Parking spots throughout the site along with proposed driveway parking allow for a comfortable 115 total parking spots of which 11 are needed for potential visitors and 104 are mandated for building tenants. Ingress and egress will be from Agate Ave. The internal street network will all be private with various street widths mostly composed of "R" type curb & gutter. Offsite improvements along Agate Ave will feature detached sidewalk with two 5-foot landscape strips and 5-feet of sidewalk. The site is currently zoned as CG (Commercial General) with a planned land use of NC (Neighborhood Commercial). We are requesting modifications to the zone change to be modified to RM18 (Residential Multi-Family 18). We also request a Plan Amendment to change it from NC (Neighborhood Commercial) to CN (Compact Neighborhood).

There will be roughly 9,694 sq. ft. of open space throughout the site complying with the minimum requirement of 6,240 sq. ft. from the RS2 standards of Section 30.02.09 (120 sq. ft per unit). Open space will include a variety of amenities for the tenants, however, at this time, it has not been determined what will exist in these areas.

**The Zoning and Land Use are as follows:**

| ***Surrounding Property*** | ***Planned or Special Land Use Designation*** | ***Existing Zoning District*** |
|---|---|---|
| Subject Property (Undeveloped) | NC (Neighborhood Commercial) | CG (Commercial General) |
| North (Developed) | PU (Public Use) | RS3.3 (Residential Single-Family 3.3) |

| | | |
|---|---|---|
| South (Developed) | CM (Corridor Mixed-Use) | H-2 (General Highway Frontage) |
| East (Developed) | CM (Corridor Mixed-Use) | CG (Commercial General) |
| West (Undeveloped) | NC (Neighborhood Commercial) | H-2 (General Highway Frontage) |

**Waiver of Development Standards - Front Setbacks**

This request seeks to waive Section 30.02.09(A) to allow 10ft street front setbacks on all lots where a 20ft setback is required from back of curb.

The proposed reduction is associated with residential units that include one- to two-car garages. The design ensures that required parking for each unit is accommodated within the enclosed garage space, thereby preventing vehicles from encroaching into drive aisles or pedestrian pathways. Residents will utilize their garages for parking, maintaining safe and functional internal circulation throughout the site.

In addition to the private garage car park provided with each unit, the development includes 115 parking spaces distributed throughout the site to serve residents and guests. This substantial on-site parking supply exceeds typical demand and ensures that overflow parking will not impact adjacent properties or public rights-of-way.

The requested setback reduction will not be detrimental to the public health, safety, or welfare. Adequate parking, access, and site visibility are maintained, and the overall site design remains consistent with the intent of the setback requirement. The modification allows for efficient site planning while continuing to provide sufficient parking and safe vehicular circulation.

**Waiver of Development Standards – Rear Setbacks**

This request seeks to waive Section 30.02.08 to allow 10ft rear setbacks on all lots where a 15ft setback is required from rear lot line.

It is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard rear setback of 15ft restricts the available buildable space on the property. To allow for 10' minimum length driveways while also maintaining space for a rear yard that is consistent with the intent of the setback requirement, we are requesting a reduction in the rear setback from 15 feet to 10 feet.

The reduced setback will still allow for proper site functionality and will not compromise safety or adversely affect adjacent properties. This request is made with the intent of optimizing the site layout while maintaining compliance with overall planning objectives.

**Waiver of Development Standards - Reduced Separation Between Driveway and Property Line**

This request is to reduce the separation between driveways and adjacent property lines to a minimum of 2.5 feet on all lots where 6 feet is required by Uniform Standard Drawing 222.

The proposed reduction is necessary to allow for efficient lot configuration and functional driveway placement while maintaining safe vehicular access and circulation. The reduced separation will not impede driveway functionality, visibility, or maneuverability, and all driveways will continue to meet applicable width and design standards. Adequate sight distance and access to the public right-of-way will be preserved.

Additionally, the reduced separation will not adversely affect adjacent properties. The driveways serve individual residential lots, and the proposed spacing will not interfere with utilities, drainage patterns, or pedestrian pathways. The overall site design has been carefully coordinated to ensure that grading, drainage, and infrastructure remain compliant with applicable standards.

The intent of Uniform Standard Drawing 222 is to promote safe access and orderly development patterns. The proposed 2.5-foot separation maintains these objectives while allowing flexibility for site-specific design constraints. The request will not be detrimental to public health, safety, or welfare and will not negatively impact on surrounding properties.

For these reasons, we respectfully request approval of the driveway separation waiver.

**Waiver of Development Standards – Reduction of Lot Area**

This request is to waive Section 30.02.08.B, which mandates a minimum lot size of 1,800 square feet. The smallest lot size proposed is 1,497 square feet, representing a 17% reduction from the established standards.

The requested waiver is appropriate due to the nature and design of the project. The development is intended as a higher-density residential product with shared infrastructure, internal circulation, and common open space amenities. While the individual lot sizes are reduced, the overall site design provides functional living areas, private garages, and access to on-site amenities that collectively support the residents' needs. The development is designed comprehensively, and the reduced lot sizes are balanced by shared open space, landscaping, and recreational areas that enhance overall livability.

The surrounding area includes parcels that are developed or designated for higher-density residential uses, making the proposed lot configuration compatible with the existing and planned character of the neighborhood. The project does not introduce additional intensity beyond what is contemplated for the area but instead provides a more efficient land use pattern consistent with current housing demands.

Importantly, the reduction in lot size will not negatively impact public health, safety, or welfare. All building separations, parking requirements, access standards, drainage requirements, and utility provisions will comply with applicable codes. The site has been designed to maintain adequate emergency access, internal circulation, and infrastructure capacity.

The intent of Section 30.02.04.B is to ensure appropriate density, functional site design, and compatibility within residential districts. Although the individual lots are smaller than the prescribed minimum, the project achieves these objectives through thoughtful planning, adequate amenities, and compliance with all other development standards.

For these reasons, the requested waiver is reasonable, consistent with the surrounding development pattern, and will not be detrimental to adjacent properties or the community. We respectfully request approval.

**Waiver of Development Standards – Retaining Wall Height**

We are requesting a waiver of development standards to allow for a retaining wall of 4 ft. in height where a 3 ft. maximum is allowed per Title 30. The retaining walls that exceed code requirement will be located along the western boundaries of the site, although 3.5ft maximum is shown on the project cross sections we are respectfully asking for an additional 1ft as a buffer for unforeseen future grading changes. The increase in wall height is necessary to mitigate the stormwater runoff impacting the site from the adjacent properties to the west through the proposed drainage easement on site.

**Design Review – Site Design**

The proposed development consists of a 52-unit attached residential community comprised of three-plex, four-plex, and five-plex buildings. The project includes two-story units featuring a mix of one-car and two-car garages to accommodate resident parking needs. In addition to the private garages, a total of 115 parking spaces is provided throughout the site to adequately serve residents and guests.

Two distinct floor plans are proposed: the 1415 and the 1480, with each plan name corresponding to its respective square footage. These thoughtfully designed layouts provide functional living spaces while maintaining an efficient building footprint suitable for the overall site configuration.

Architecturally, the buildings incorporate a variety of materials and design elements to create visual interest and variation throughout the community. Exterior finishes include stucco, foam trim accents, and stone veneer. The elevations feature variable rooflines, decorative lighting, and decorative windows of varying sizes to break up massing and enhance architectural character. These elements contribute to a cohesive yet articulated streetscape.

The proposed buildings will meet the applicable height standards as measured from the finished floor, as depicted on the submitted floor plans and elevations. An additional two (2) feet will be incorporated into the elevations to account for finished grade, ensuring proper site grading and drainage without exceeding allowable height limitations.

Small 1.5" caliper trees with three (3) cliff goldenbushes per tree are proposed along the south property line within an existing NVE easement as part of an Alternative Landscape plan.

Overall, the project provides a well-designed, cohesive residential development that incorporates architectural variation, adequate parking, and compliance with applicable development standards.

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

Susan Florian
Land Planner

06/16/26 PC AGENDA SHEET

11

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:**

**TENTATIVE MAP** consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-22-601-005; 176-22-601-007

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 4.51
- Project Type: Single-family attached residential subdivision
- Number of Lots: 52
- Density (du/ac): 11.53
- Minimum/Maximum Lot Size (square feet): 1,497/2,300

Project Description
The plan depicts a single-family residential attached development totaling 52 lots located on the south side of Agate Avenue and the west side of Montessouri Street (alignment). The density of the overall development is shown at 11.53 dwelling units per acre. The lots range in size from a minimum area of 1,497 square feet to a maximum of 2,300 square feet. Access to the development is from Agate Avenue to the north. The development's internal access comprises of private streets that end as stub streets. Open space is provided throughout the site.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacate and abandon government patent easement - expired | Approved by PC | June 2019 |
| ZC-18-0434 | Reclassified the site from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700025 | A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda. |
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |

## STANDARDS FOR APPROVAL:

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

### Analysis

### Comprehensive Planning

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

### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 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

- 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.

DRAFT

**Public Works - Development Review**

- Drainage study and compliance;
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- Be advised, applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements on Blue Diamond Road.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out.

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

**APPLICANT:** PEYMAN MASACHI
**CONTACT:** PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

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Date: Click to enter a date. 07/22/26 Time: 9:00 AM

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101-972
ASSESSOR PARCEL #(s): 176-22-601-005 & 176-22-601-007
PROPERTY ADDRESS/ CROSS STREETS: Agate Ave. & Montessouri S.

**DETAILED SUMMARY PROJECT DESCRIPTION**

Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review for a Multi-Family Residential Development on 4.51 acres with 52 lots.

**PROPERTY OWNER INFORMATION**

NAME: Blue 10 LLC
ADDRESS: 8965 S Eastern Ave., Suite 360
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-461-9711 CELL

**APPLICANT INFORMATION (information must match online application)**

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 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)*

ALI NAVAIE
Property Owner (Print)

1-13-2026
Date

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101-972
ASSESSOR PARCEL #(s): 176-22-601-005 & 176-22-601-007
PROPERTY ADDRESS/ CROSS STREETS: Agate Ave. & Montessouri S.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Plan Amendment, a Tentative Map, Waiver of Development Standards, and a Design Review for a Multi-Family Residential Development on 4.51 acres with 52 lots.

## PROPERTY OWNER INFORMATION

NAME: Beltway 101 LLC
ADDRESS: 74 Hunt Valley Trail
CITY: Hnderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: 702-461-9711 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)* Peyman Masachi Property Owner (Print) Date

April 23, 2026
Job No: MSH-24-005

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

**RE: Agate & Montessouri**
**APR- 25-101972**
**APN: 176-22-601-005 & 176-22-601-007**
**Justification Letter TM**

Taney Engineering, on behalf of BLUE 10, LLC, is respectfully submitting justification to request for a Tentative Map for a future multi-family residential development.

**Tentative Map**

The subject site is generally located on the south side of Agate Ave and the west side of Montessouri. The site is approximately 4.51 gross acres and is proposed to be developed as Multi-Family Residential Development with 52 lots and a density of 11.53 units per acre.

The lots range in size from 1,497 square feet to 2,300 square feet, with an average lot size of 1,737 square feet. Parking spots throughout the site along with proposed driveway parking allow for a comfortable 115 total parking spots of which 11 are needed for potential visitors and 104 are mandated for building tenants. Ingress and egress will be from Agate Ave. The internal street network will all be private with various street widths mostly composed of "R" type curb & gutter. Offsite improvements along Agate Ave will feature detached sidewalk with two 5-foot landscape strips and 5-feet of sidewalk. The site is currently zoned as CG (Commercial General) with a planned land use of NC (Neighborhood Commercial). A zone change to RM18 (Residential Multi-Family 18) is requested in support of this Tentative Map. A Plan Amendment is also requested to change to CN (Compact Neighborhood).

There will be roughly 9,694 sq. ft. of open space throughout the site complying with the minimum requirement of 6,240 sq. ft. from the RS2 standards of Section 30.02.09 (120 sq. ft per unit). Open space will include a variety of amenities for the tenants, however, at this time, it has not been determined what will exist in these areas.

**The Zoning and Land Use are as follows:**

| ***Surrounding Property*** | ***Planned or Special Land Use Designation*** | ***Existing Zoning District*** |
|---|---|---|
| Subject Property (Undeveloped) | NC (Neighborhood Commercial) | CG (Commercial General) |
| North (Developed) | PU (Public Use) | RS3.3 (Residential Single-Family 3.3) |
| South (Developed) | CM (Corridor Mixed-Use) | H-2 (General Highway Frontage) |

| | | |
|---|---|---|
| East (Developed) | CM (Corridor Mixed-Use) | CG (Commercial General) |
| West (Undeveloped) | NC (Neighborhood Commercial) | H-2 (General Highway Frontage) |

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,

Danmatthew Taloma
Designer I

06/17/26 BCC AGENDA SHEET

12

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ET-26-400040 (WS-23-0912)-DIAMOND RANCH I, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.
**DESIGN REVIEW** for expansion of an existing plant nursery on 10.5 acres in an IP (Industrial Park) Zone.

Generally located north of Blue Diamond Road and east of Lindell Road within Enterprise. JJ/jud/cv (For possible action)

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RELATED INFORMATION:

**APN:**
176-13-801-034; 176-13-801-040

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. Increase the retaining wall height to 4 feet where 3 feet is the standard per Chapter 30.64 (a 25% increase).
2. Eliminate parking lot landscaping where landscape finger islands are required per Chapter 30.64.
3. Allow an attached sidewalk along Ford Avenue where a detached sidewalk is required per Chapter 30.64.

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 5380 Blue Diamond Road
- Site Acreage: 10.5
- Project Type: Plant nursery
- Parking Required/Provided: 163/196

History and Site Plan
The previously approved plans depicted the expansion of an existing plant nursery. The approval included the expansion the plant nursery to the east onto APN 176-13-801-040 and vacation of right-of-way Mohawk Street (vacation recorded). The expansion included a 39,762 square foot loading/unloading area, a 66,654 square foot outdoor retail plant display, as well as additional customer parking along Blue Diamond Road. The overall acreage of the use is 10.5 acres. The

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overall parking spaces provided is 196, where 163 parking spaces are required. Access to the existing plant nursery is via shared driveways located on Blue Diamond Road and Lindell Road.

The original approval included waivers of development standards to eliminate the required landscape finger islands within the new parking area; an increase the retaining wall height to 4 feet where 3 feet is allowed along the north property line of APN 176-13-801-040; and a waiver of development standards to allow attached sidewalk along Ford Avenue.

Landscaping

The approved plan depicted an existing attached sidewalk with a 15 foot wide landscaping behind the sidewalk along a portion of Ford Avenue. A portion of Ford Avenue does not have sidewalk the applicant proposed an attached sidewalk with trees planted 20 feet on center behind the sidewalk. Along Blue Diamond Road, the plans depicted an existing attached sidewalk with a 10 foot wide landscape strip behind the back of curb with medium trees 20 feet on center. The approved plans depicted same street landscaping frontage for the portion of Blue Diamond Road in the proposed expansion.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0912:

Comprehensive Planning

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

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 #0028-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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Applicant's Justification

The applicant states an extension of time is needed due to the permit coordination delays. Furthermore, the applicant states the developer and civil engineer have been diligently processing development permits such as technical drainage study (PW23-19087) which was approved on 06/26/2025.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| WS-23-0912 | Waivers of development standards and design review for the expansion of an existing plant nursery | Approved by BCC | March 2024 |
| VS-23-0914 | Vacate and abandon a portion of right-of-way | Approved by BCC | March 2024 |
| WC-23-400196 (ZC-1584-98) | Waiver of conditions of a zone change requiring on-site lighting consisting of low sodium, inward direct features to be included with each design review; A-1 landscaping along all major street frontages; and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement | Approved by BCC | March 2024 |
| VS-0155-06 | Vacation and abandonment of Mohawk Street - expired | Held no date by PC | March 2006 |
| UC-0648-03 (ET-0110-04) | First extension of time to commence on premise consumption of alcohol | Approved by PC | May 2004 |
| DR-0142-04 | Design review for a tavern in conjunction with a plant nursery | Approved by PC | March 2004 |
| ZC-1584-98 (WC-0186-03) | Waiver of conditions of a zone change requiring full off-sites (excluding paving) | Approved by BCC | September 2003 |
| UC-0648-03 | Use permit for on premises consumption of alcohol | Approved by PC | May 2003 |
| WS-0625-03 | Waivers of development standards for street landscaping and off-site improvements in conjunction with a plant nursery; waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road) | Approved by BCC | May 2003 |
| ZC-1584-02 (ET-0309-02) | Second extension of time to reclassify 91 acres to M-D zoning | Approved by BCC | November 2002 |
| ZC-1584-98 | Zone change for 91 acres from R-E, H-2 & M-1 to M-D zoning | Approved by BCC | November 1988 |

Applicant's Justification

The applicant states an extension of time is needed due to the permit coordination delays. Furthermore, the applicant states the developer and civil engineer have been diligently processing development permits such as technical drainage study (PW23-19087) which was approved on 06/26/2025.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
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| WS-23-0912 | Waivers of development standards and design review for the expansion of an existing plant nursery | Approved by BCC | March 2024 |
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| UC-0648-03 | Use permit for on premises consumption of alcohol | Approved by PC | May 2003 |
| WS-0625-03 | Waivers of development standards for street landscaping and off-site improvements in conjunction with a plant nursery; waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road) | Approved by BCC | May 2003 |
| ZC-1584-02 (ET-0309-02) | Second extension of time to reclassify 91 acres to M-D zoning | Approved by BCC | November 2002 |
| ZC-1584-98 | Zone change for 91 acres from R-E, H-2 & M-1 to M-D zoning | Approved by BCC | November 1988 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac) | H-2, RS3.3, & RS20 | Single-family residential & undeveloped |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial | RS3.3 & CG | Single-family residential & commercial development |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | IP | Warehouse/office |
| West | Business Employment | IP | Warehouse/office |

The subject site is located 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 there are active permits in the system related to Public Works. A drainage study (PW23-19087) and a structural study (PW25-15130) have been approved for the project. Staff recommends that, for any future extensions of time to be supported, the applicant must demonstrate additional due diligence. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this first extension of time request.

**Public Works - Development Review**
There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**
Approval

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

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**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until March 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** DIAMOND RANCH I, LLC
**CONTACT:** JULIA GARRAD, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135

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# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ET-26-400040 (WS-23-0912)_

12A

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

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

Date 5/27/2026

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. N/A Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 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

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

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

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

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

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

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

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

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

**SEARCHLIGHT**
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100606
ASSESSOR PARCEL #(s): 176-13-801-034 & 176-13-801-040
PROPERTY ADDRESS/ CROSS STREETS: 5380 Blue Diamond Road/ Mohawk and Blue Diamond Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Extension of NOFA WS-23-0912

## PROPERTY OWNER INFORMATION

NAME: Diamond Ranch I, LLC and Diamond Ranch II, LLC
ADDRESS: 125 Cassia Way
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-568-7000 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Star Nursery Inc.
ADDRESS: 125 Cassia Way
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-568-7000 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Julia Garrad- Zenith Engineering
ADDRESS: 1980 Festival Plaza Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-866-9535 CELL 702-835-3496 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)* Craig Keough Property Owner (Print) Managing Member Date 4/3/26

ZE ZENITH ENGINEERING

April 14, 2026

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

**Re: Star Nursery Blue Diamond Ranch Phase I (Project No. 261010)**
**Extension of Time WS-23-0912**

To Whom It May Concern,

We would like to request an Extension of Time on the above application. Due to permit coordination item delays, we hereby request additional time to obtain the required permits for the above referenced application.

It is our understanding that the original land use has expired, however we are making this request within one year of the expiration date/review deadline.

Per Title 30, Zoning Administrator may accept an Extension of Time Request submitted within one year of the expiration date if "the subject development expired during the diligent processing of any development permits or licenses."

The developer and civil engineer have been diligent in the processing of their development permits. Below is a timeline of the processing thus far.

**Technical Drainage Study PW23-19087**

- 12/27/2023 – 1st Submittal to Clark County Public Works
- 01/03/2024 – Corrections requested by Clark County Public Works
- 02/12/2025 – Corrections submitted to Clark County Public Works
- 03/03/2025 – Corrections requested by Clark County Public Works
- 04/30/2025 – Corrections submitted to Clark County Public Works
- 05/15/2025 – Corrections requested by Clark County Public Works
- 06/16/2025 - Corrections submitted to Clark County Public Works
- 06/26/2025 – Technical Drainage Study approved

06/17/26 BCC AGENDA SHEET

13

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ZC-26-0260-NV NAP 6, LLC:**

**ZONE CHANGE** to reclassify 1.94 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone.

Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. (description on file). MN/md (For possible action)

---

RELATED INFORMATION:

**APN:**
176-01-801-021

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 1.94
- Existing Land Use: Outdoor storage with office trailer

Applicant's Justification
The applicant is requesting a zone change from an IL (Industrial Light) Zone to an Industrial Park (IP) Zone. The requested zoning district conforms to the land use category of Business Employment (BE). The adjacent parcel to the east is zoned IP (Industrial Park), in addition to the abutting parcels to the south and west that are also zoned IP.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ET-23-400041 (UC-0341-17) | Second extension of time for a temporary construction storage site | Approved by PC | June 2023 |
| ET-20-400027 (UC-0341-17) | First extension of time for a temporary construction storage site | Approved by PC | July 2020 |
| UC-0341-17 | Use Permit for a temporary construction storage site | Approved by PC | June 2017 |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North & East | Business Employment | IP | Undeveloped |
| South | Public Use | IL | Public utility structures |
| West | Business Employment | IP | Warehouse |

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

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0261 | Waivers of development standards and a design review for a warehouse building is a companion item on this agenda. |
| VS-26-0262 | A vacation and abandonment for easements and right-of-way is a companion item on this agenda. |
| TM-26-500067 | 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 intent of the Industrial Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. The planned land use for the adjacent parcels to the north, east, and west is for Business Employment (BE) which allows for Industrial Park (IP) zoning. The surrounding area consists warehouse buildings and public utility structures. The Industrial Park (IP) zoning district is the least intense industrial district and should not have an impact on the surrounding land uses and properties. Furthermore, the project site is adjacent to an arterial street being Wark Springs Road. For these reasons, staff finds the request for Industrial Park (IP) 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.

**Staff Recommendation**
Approval.

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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.

**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)**

- 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 #0157-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PRELIMINARY

**APPLICANT:** NV NAP 6, LLC
**CONTACT:** MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074

DRAFT

# Comprehensive Planning Application Form

13A

APPLICATION PRE-REVIEW # APR-25-101067

ASSESSOR PARCEL #(s): 176-01-801-021 AND 176-01-801-044

PROPERTY ADDRESS/ CROSS STREETS: 7220 Edmond St. W. WARM SPRINGS ROAD AND EDMOND STREET

## DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Little L Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for parcel 176-01-801-021 from IL to IP. We request vacation and abandonment of easements and a Tentative Map for to combine both parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter.

## PROPERTY OWNER INFORMATION

NAME: NV NAP 6 LLC and SWITCH LTD

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405

## APPLICANT INFORMATION (information must match online application)

NAME: NV NAP 6 LLC c/o Steven Roberts

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405 ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael S Andersen AIA Architect LLC

ADDRESS: 2714 Timber Crossing Ct.

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-219-4787 CELL 702-219-4787 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)* STEVEN ROBERTS Property Owner (Print) 9-12-25 Date

December 19, 2025

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Switch LASNAP 19 Campus Justification Letter for Zone Change.**

To whom it may concern:

Switch LASNAP 19 Campus respectfully submits this Justification Letter for a Conforming Zone Change for the parcel noted below.

**Project Description:** The proposed Switch LASNAP 19 Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and one parcel is zoned Industrial Light (IL). We request a conforming zone change for parcel 176-01-801-044 from IL to IP.

1. **Zone Change Request**

| | |
|---|---|
| Request: | Request a conforming Zone Change from IL to IP for parcel 176-01-801-044. This zone change request to IP is in conformance with the Clark County Land Use Plan. |
| Justification: | This zone change request to IP is in conformance with the Clark County Land Use Plan. |

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-26-0260__

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

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

Date 5/26/2026

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: 6/17/2026 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

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

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

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

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

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

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

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

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

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 3/4/26

06/17/26 BCC AGENDA SHEET

14

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0262-NV NAP 6, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard and Warm Springs Road and Capovilla Avenue; a portion of a right-of-way being Edmond Street located between Capovilla Avenue and Warm Springs Road; and a portion of a right-of-way being Capovilla Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**
176-01-801-021; 176-01-801-044

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
The plans depict the vacation and abandonment of easements and portions of rights-of-way which are no longer needed for the development of the site.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| DA-23-900545 | Development Agreement related to ZC-23-0489 (APN 176-01-801-044 only) - recorded | Approved by BCC | January 2024 |
| VS-23-0490 | Vacation and abandonment for a portion of right-of-way and easements - recorded | Approved by BCC | September 2023 |
| ZC-23-0489 | Zone change from C-2 and M-1 zoning to an M-D zoning with waivers of development standards and a design review for an industrial center | Approved by BCC | September 2023 |
| ET-23-400041 (UC-0341-17) | Second extension of time for a temporary construction storage site | Approved by PC | June 2023 |
| ET-20-400027 (UC-0341-17) | First extension of time for a temporary construction storage site | Approved by PC | July 2020 |
| UC-0341-17 | Use permit for a temporary construction site. | Approved by BCC | June 2017 |
| VS-20-0281 | Vacation and abandonment for easements - recorded | Approved by PC | August 2008 |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Business Employment | IP | Office/warehouse |
| South | Public Use | IL | NV Energy substation |
| East | Business Employment | IL | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0260 | Zone change from IL zone to IP zone is a companion item on this agenda. |
| WS-26-0261 | Waivers of development standards and design review for a data center is a companion item on this agenda. |
| TM-26-500067 | A tentative map for a 1 industrial lot subdivision is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**
**Public Works - Development Review**
Staff has no objection to the vacation of easements that are not needed for site, drainage, or roadway development 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.

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**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- 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:** NV NAP 6, LLC
**CONTACT:** MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074

DRAFT

# Comprehensive Planning Application Form

14A

APPLICATION PRE-REVIEW # APR-25-101067

ASSESSOR PARCEL #(s): 176-01-801-021 AND 176-01-801-044

PROPERTY ADDRESS/ CROSS STREETS: 7220 Edmond St., W. WARM SPRINGS ROAD AND EDMOND STREET

## DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Little L Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for parcel 176-01-801-021 from IL to IP. We request vacation and abandonment of easements and a Tentative Map for to combine both parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter.

## PROPERTY OWNER INFORMATION

NAME: NV NAP 6 LLC and SWITCH LTD

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405

## APPLICANT INFORMATION (information must match online application)

NAME: NV NAP 6 LLC c/o Steven Roberts

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405 ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael S Andersen AIA Architect LLC

ADDRESS: 2714 Timber Crossing Ct.

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-219-4787 CELL 702-219-4787 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)* STEVEN ROBERTS Property Owner (Print) 9-12-25 Date

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

SWI2502.000

April 21, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155-4000

**Re: Switch LAS NAP 19 Campus**
**Justification Letter for Right-of-Way Vacation**

To whom it may concern:

Westwood Professional Services, on behalf of our client, Switch, LTD respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

## Project Description

The project site associated with the subject application, is located on the northeast corner of Edmond Street and Warm Springs Road. There are approximately 8.9+ gross acres and covers a portion of APNs 176-01-801-021 & -044. This development is located within a portion of Section 1, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. The proposed site will be a commercial development.

## Vacation of Right-of-Way

The applicant is vacating public rights-of-way and easements that conflict with the proposed site plan for the subject industrial development. These easements were granted in support of the individual parcels but are no longer required for the proposed development. The Vacation Exhibit along with legal descriptions and exhibits have been included for the following items:

- Patent Easements (OR:1141:1100946).
- 5.0' of the existing 30.0' Right-of-Way (with 3.0' streetlight and traffic control easement) on Edmond Street associated with OR:20080814:00676 & OR20081121:04706 adjacent to the west boundary of APN 176-01-801-021 & 176-01-801-044. The request is to accommodate a detached sidewalk.
- 5.0' of the existing 60.0' Right-of-Way (with 3.0' streetlight and traffic control easement) on Capovilla Avenue associated with OR20081121:04706 & OR:20240708:01537 adjacent to the north boundary of APN 176-01-801-044. The request is to accommodate a detached sidewalk.
- Pedestrian Access Easements (OR:20240708:01539)
- Perpetual Easement and Ingress/Egress Rights (OR:20060630:07962)
- Temporary Construction Easement (OR:20060630:07963)

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Please contact me if you have any questions.

Sincerely,

Matt Key
Project Manager

Cc: Tanya Steadham, Westwood

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** VS-26-0262__

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

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

Date 5/26/2026

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: 6/17/2026 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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- 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
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

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Electra Smith, Secretary
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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
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Judith Metz, Secretary
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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
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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
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
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Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

06/17/26 BCC AGENDA SHEET

15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0261-NV NAP 6, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping (trees only); **2)** eliminate parking lot landscaping; **3)** increase retaining wall height; **4)** increase wall height; **5)** reduce access gate setback; **6)** allow an attached sidewalk; and **7)** modified driveway geometrics.
**DESIGN REVIEW** for a proposed data center facility on 8.99 acres in an IP (Industrial Park) Zone.

Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**
176-01-801-021; 176-01-801-044

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping (trees only) along Warm Springs Road where street trees consisting of one large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D7.
   b. Eliminate street landscaping (trees only) along Edmond Street where street trees consisting of 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D7.
   c. Eliminate street landscaping (trees only) along Capovilla Avenue where street trees consisting of 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D7.
2. Eliminate parking area landscaping where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D8.
3. Increase the height of a proposed retaining wall along the south property line (Warm Springs Road) to 8 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 166% increase).
4. a. Increase the decorative screen wall height along the north property line to 12 feet where 3 feet is the maximum allowed within the front setback per Section 30.04.03B (a 300% increase).
   b. Increase the screen wall height along the south and west property lines to 15 feet where 10 feet is the maximum allowed per Section 30.04.03B (a 50% increase).
   c. Increase the decorative screen wall height along the east property line to 12 feet where 10 feet is the maximum allowed within the front setback per Section 30.04.03B (a 20% increase).

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5. Reduce the setback for an access gate to 7 feet where a minimum of 18 feet is required per Section 30.04.03E (a 62% reduction).
6. Allow an attached sidewalk along Warm Springs Road where a detached sidewalk is required per Section 30.04.08C.
7. Increase the maximum width of a commercial driveway along Capovilla Avenue to 60 feet measured from face of curb to face of curb where 50 feet is the maximum width allowed per Uniform Standard Drawings (a 20% decrease).

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: 7220 Edmond Street
- Site Acreage: 8.99
- Project Type: Data center facility
- Building Height (feet): 37
- Square Feet: 56,788
- Parking Required/Provided: 57/57
- Sustainability Required/Provided: 6.5/7

Site Plans
The plans depict a proposed 56,788 square foot data center warehouse located on the northeast corner of Warm Springs Road and Edmond Street. The proposed facility is located within the center portion of the site with accessory equipment, including generators, electrical equipment buildings and chiller units that are located on the west and east side of the warehouse building. Access to the site is from Capovilla Avenue. Parking spaces are located along the west and north property lines. A drive aisle is show that wraps around the building back to Capovilla Avenue. The access gate will be located off from Capovilla Avenue and will remain closed during business hours. Pedestrian pathways are shown on the site plan for pedestrian safety with concrete grey color for visibility. An 8 foot high ornamental picket fence will surround both equipment yards on the west and east side of the main building.

Landscaping
Street trees and parking lot landscaping are not provided on site. The plan shows that shrubs are proposed along the south, west, and north properties; thus necessitating waivers of development standards.

Elevations
The plans depict a proposed data center facility with a pitched roofline and vertical metal paneling and metal gutters at 37 feet in height. The applicant is not providing variations in the roofline, wall plain, with no windows. No horizontal articulation is provided or shown on the elevations. The building will have defined entrance with metal canopy. The electrical equipment building will be 25 feet high with metal siding and the generators will be 11 feet high.

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Surrounding the entire property is an existing perimeter wall that includes both gray split-face CMU wall and is 12 feet high.

Floor Plans

The plans for the proposed 56,788 square foot data center warehouses consist of large spaces that will house various servers and data centers. The server/data center areas will be supported with 3 power rooms. The secondary spaces will be dedicated to shipping/receiving and staging areas, office space, restrooms and utility rooms.

Applicant's Justification

The applicant states the proposed Switch 19 campus and will consist of 1 data center. The applicant is requesting several waivers of development standards to eliminate street trees and parking lot landscaping as installation would impair intense security measures by obstructing views for security cameras and employees. In addition, the applicant is requesting to increase to retaining and screen walls to provide more secure facility. The applicant is also reducing the access gate to 7 feet where 18 feet is required when closed during business hours. The applicant is also requesting to modify driveway geometrics that will allow for larger trucks to maneuver into the site during large equipment placement.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| DA-23-900545 | Development agreement related to ZC-23-0489 (APN 176-01-801-044 only) - recorded | Approved by BCC | January 2024 |
| VS-23-0490 | Vacation and abandonment for a portion of right-of-way and easements - recorded | Approved by BCC | September 2023 |
| ZC-23-0489 | Zone change from C-2 and M-1 zoning to an M-D zoning with waivers of development standards and a design review for an industrial center | Approved by BCC | September 2023 |
| ET-23-400041 (UC-0341-17) | Second extension of time for a temporary construction storage site. | Approved by PC | June 2023 |
| ET-20-400027 (UC-0341-17) | First extension of time for a temporary construction storage site. | Approved by PC | July 2020 |
| UC-0341-17 | Use permit for a temporary construction site. | Approved by BCC | June 2017 |
| VS-20-0281 | Vacation and abandonment for easements - recorded | Approved by PC | August 2008 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Business Employment | IP | Office/warehouse |
| South | Public Use | IL | NV Energy substation |
| East | Business Employment | IL | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

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**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0260 | A zone change from IL zone to IP zone building is a companion item on this agenda. |
| VS-26-0262 | A vacation and abandonment for easements and rights-of-way is a companion item on this agenda. |
| TM-26-500067 | A tentative map for a 1 lot industrial 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
Staff can support the request to eliminate the street trees along Warm Springs Road due to the existing retaining wall, and there is no area for street trees to be installed. Staff recommends approval.

Waivers of Development Standards #1b & #1c
Staff cannot support waiver of development standards 1b & 1c since there is ample room to install street landscaping per Title 30 requirements of 1 large tree and shrubs every 30 linear feet or medium or small trees with a 10 foot wide landscape strip. Likewise, Capovilla Avenue is unimproved with no off-site improvements and will allow the applicants to install street landscaping along Capovilla Avenue per Title 30 requirements. Staff cannot support these requests.

Waiver of Development Standards #2
Staff cannot support the request to eliminate parking lot landscaping. The site plan shows standard parking spaces along the west and north property lines. The purpose of street and parking area landscaping is to enhance the perimeter and interior of a site by providing shade for the sidewalks and parking area, mitigating the urban heat island effect. While staff acknowledges that many of the properties in this area lack landscaping, staff finds that providing landscaping would greatly improve the site and surrounding area. Therefore, staff cannot support this request

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Waivers of Development Standards #3 & #4

The purpose of reviewing increased retaining wall and screen wall height is to assure that there are no negative impacts on the surrounding properties from such an increase. The applicant stated the need for an increase will be to provide a secure perimeter. With that said, while staff acknowledges the increase in retaining wall and screen wall height can provide for increased security there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. Staff finds more could be done to redesign the affected portion of the site to reduce the height of the proposed walls. For these reasons, staff cannot support this request.

Waiver of Development Standards #5

Staff finds that since this is a new development, the applicant has the opportunity to accommodate the required gate setback of 18 feet. There are existing industrial uses to the north and to the west, and foreseeable development to the east; so vehicular circulation may be impacted if unforeseen queuing occurs along Capovilla Avenue. Staff does not 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.

Data processing centers are an appropriate use in the Business Employment Land Use category and industrial zoning districts. The existing and planned land uses that are adjacent to the applicant's site (north, east, and west) is comprised of existing and planned office/warehouse facilities. Overall, this area is suited for the data center that will not impact commercial or residential uses. However, staff is not supporting some of the waivers of development standards requested by the applicant, and, therefore, staff cannot support the proposed design review.

**Public Works - Development Review**

Waiver of Development Standards #6

Staff cannot support the request for the attached sidewalks to remain in place of detached sidewalks along Warm Springs Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #7

Staff cannot support the requested increase in driveway width on Capovilla Avenue. Staff finds that the wider driveway, combined with the irregular configuration and its location within the cul-de-sac, could create confusion for drivers, resulting in potential vehicle conflicts and safety hazards. A standard driveway width combined with the cul-de-sac will provide the turnaround needed for the Fire Department.

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

**Staff Recommendation**
Approval of waiver of development standards #1a; denial of waivers of development standards #1b, #1c, #2 through #7 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:

- 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 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;
- 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.

**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

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Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0157-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** NV NAP 6, LLC
**CONTACT:** MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074

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# Comprehensive Planning Application Form

15A

APPLICATION PRE-REVIEW # APR-25-101067

ASSESSOR PARCEL #(s): 176-01-801-021 AND 176-01-801-044

PROPERTY ADDRESS/ CROSS STREETS: 7220 Edmond St., W. WARM SPRINGS ROAD AND EDMOND STREET

## DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Little L Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for parcel 176-01-801-021 from IL to IP. We request vacation and abandonment of easements and a Tentative Map for to combine both parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter.

## PROPERTY OWNER INFORMATION

NAME: NV NAP 6 LLC and SWITCH LTD

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405

## APPLICANT INFORMATION (information must match online application)

NAME: NV NAP 6 LLC c/o Steven Roberts

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405 ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael S Andersen AIA Architect LLC

ADDRESS: 2714 Timber Crossing Ct.

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-219-4787 CELL 702-219-4787 ACCELA REFERENCE CONTACT ID #

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

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

| Property Owner (Signature)* | Property Owner (Print) | Date |
|---|---|---|
| | STEVEN ROBERTS | 9-12-25 |

April 20, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Switch LASNAP 19 Campus Justification Letter for Design Review and Waiver of Development Standards.**

To whom it may concern:

Switch LASNAP 19 Campus respectfully submits this Justification Letter for a Conforming Zone Change, Design Review, and Waiver of Development Standards for the parcels noted below.

**Project Description:** The proposed Switch LASNAP 19 Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and one parcel is zoned Industrial Park (IP). We request a Tentative Map to combine both parcels. We request a Design Review for the perimeter wall and gate, Data Center Building along with waiver of Design Standards.

## 1. Waiver of Standards

The project is being processed as a Data Center development in accordance with Title 30. This request is to define waivers of Title 30 for the project needed to develop the site and anticipated product.

### A. Section 30.04.01 Landscaping

| | |
|---|---|
| Waiver: | Item D. Landscaping Standards, Item 7. Street Landscaping |
| Request: | Allow for the deletion of all trees. Shrubs will be provided per plans. Based upon 1 tree for every 30' of frontage along Warm Springs Road, Edmond Street, and Capovilla Ave., we have estimated a total of 50 trees. |
| Justification: | Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel. |
| Waiver: | Item D. Landscaping Standards, Item 8. Parking Area Landscaping |
| Request: | Allow for a deletion of all trees and shrubs within the Parking Lot. Based upon one island at end of parking and one island for every six spaces, we have estimated a total of 12 trees. |
| Justification: | Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public. |

**C. Section 30.04.03 Retaining Walls**

Waiver: Item C. Retaining Walls, 2. Maximum Wall Height, iii., Retaining Walls may be increased to 6 feet as follows: (a) The fence located on top of the retaining wall is 85% open.

Request: Allow for a maximum 8-foot-high grey split-faced CMU retaining wall as needed along the West and South wall line only visible from the interior of the project site. Please refer to site cross sections. The proposed 8 foot retaining wall will have above, a 12-foot-high grey split face CMU wall (0% open) with an additional 3-foot-high decorative wrought iron picket structure on top of the CMU wall.

Justification: The proposed CMU retaining wall at specific retaining locations with a maximum 20 feet in height with an additional 3-foot decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square split face CMU pilasters at the corners and end of walls at vehicle entrance gates. Please note all Retaining and Perimeter Walls will be located 15-0" away from all property lines and the increased wall height for retainage will only be visible from the "interior side" of the site along a portion of the West and South walls.

**D. Section 30.04.03 Fences and Walls**

Waiver: Item E. Access Gate 3. Individual Properties, Individual properties with uses other than single-family residences may restrict access with an access gate provided that, if access gates are open during business hours, the gates shall be set back no less than 18 feet from the property line. Otherwise, the access gates shall be set back no less than 50 feet from the property line.

Request: Allow for the Access Gate at Capovilla Avenue to be closed during business hours with the following setback of approximately 7'-4".

Justification: The proposed closed Access Gate will secure the Data Center Building from Public Access at the end of the Capovilla Avenue Cul De Sac.

**E. Section 30.04.08. c., 5., (a) Detached Sidewalks (Warm Springs Road)**

Waiver: Section 30.04.08. c., 5., (a) Detached Sidewalks are required along arterial, collector and local streets.

Request: Allow for an attached sidewalk along the North side of Warm Springs Road.

Justification: From the NE corner of Warm Springs Road and Edmond Street, Warm Springs Road slopes to provide train track bridge overhead clearance. During the initial road construction, a retaining wall was constructed on the South property line of this site, and an attached sidewalk was utilized. Extensive rework would be required to relocate this retaining wall for the portion of the site adjacent to the wall then the remaining existing retaining wall to the East would remain adjacent to Clark County owned parcels.

**F. Clark County Uniform Standard Drawing 222.1, Capovilla Avenue Driveway Width**

Waiver: Per Uniform Standard 222.1, the maximum driveway width measured from face of curb to face of curb shall not exceed 52 feet and call box dimension shall be a minimum 50 feet from the street.

Request: To allow the width of the driveway to be increased to 60 feet measured from face of curb to face of curb and a 5 foot reduction to 45 feet for the call box minimum dimension of 50 feet.

Justification: The increased width will assist in large truck maneuvering into the site during times of large equipment placement. This is typical during the initial construction for generator placement. Please note this proposed driveway modifies the standard cul-de-sac driveway configuration. There will be one future business access for parcel 176-01-801-018 and one equipment access for the existing communication tower for a low traffic use of this area.

**2. Design Review**

**A. Section 30.04.05 G. – Design Standards for Nonresidential Development**

Design Review: **Item 1, Four-Sided Architecture**

Request: Reduction of Architectural features for Main Building and Fire Pump House.

Justification: Many of the building elevations will be screened from public view by the proposed perimeter site security wall.

Design review: **Item 2, Building Massing and Articulation**

Request: For item I, Horizontal Articulation, we request no variations in roof line, wall plane, no windows are present, no change in wall panel texture, no added columns and no parapets as outlined in (a) through (f).

Justification: The proposed exterior elevations incorporate color patterns. The building will have a defined entrance featuring an attached canopy structure supported by support rods tied back to the building.

**3. Comprehensive Planning Sustainability Provision**

Please find attached to this Justification Letter the completed Comprehensive Planning Sustainability Provision form with 6.5 Total Points for this NON-RESIDENTIAL development type. Per Title 30, Section 30.04.05 J. Sustainability Options with further descriptions as follows:

a. Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt). Each building will provide an outdoor 120-volt duplex outlet under the building shade canopy for 1 point total.

b. Cool Roofs: Provide roof w/SRI=to or > 78 for low slope roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt). All proposed buildings will utilize an MR24 22 GA. prefinished metal roof panel, Cool Solar White in color, Reflectance 71.7, Emittance 0.85, and SRI 87 which meets the minimum standards.

c. Shade Structures: Provide shade/awnings over 50% of south/west windows and doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang). All three south facing doors will utilize a shade canopy which will extend 8 feet from the exterior building wall. Points as follows: 50%+25%+25%=100% (3 pts).

d. Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt). Building entrance will utilize a shade canopy at ADA door entrance.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0261_

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

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

Date 5/26/2026

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: 6/17/2026 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

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

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

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

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

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

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

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

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

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

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

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

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

06/17/26 BCC AGENDA SHEET

16

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500067-NV NAP 6, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 8.99 acres in an IP (Industrial Light) Zone.

Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-01-801-021; 176-01-801-044

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 7220 Edmond Street
- Site Acreage: 8.99
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description
The plan depicts a proposed 1 lot industrial subdivision located on the northeast corner of Edmond Street and Warm Springs Road. Access to the site is located via 1 driveway along the north property line adjacent to Capovilla Avenue. This tentative map request is a part of a proposed data center.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| DA-23-900545 | Development agreement related to ZC-23-0489 (APN 176-01-801-044 only) - recorded | Approved by BCC | January 2024 |
| VS-23-0490 | Vacation and abandonment for a portion of right-of-way and easements - recorded | Approved by BCC | September 2023 |
| ZC-23-0489 | Zone change from C-2 and M-1 zoning to an M-D zoning with waivers of development standards and a design review for an industrial center | Approved by BCC | September 2023 |
| ET-23-400041 (UC-0341-17) | Second extension of time for a temporary construction storage site. | Approved by PC | June 2023 |
| ET-20-400027 (UC-0341-17) | First extension of time for a temporary construction storage site. | Approved by PC | July 2020 |

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**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| UC-0341-17 | Use permit for a temporary construction site. | Approved by BCC | June 2017 |
| VS-20-0281 | Vacation and abandonment for easements - recorded | Approved by PC | August 2008 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Business Employment | IP | Office/warehouse |
| South | Public Use | IL | NV Energy substation |
| East | Business Employment | IL | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0260 | A zone change from IL zone to IP zone is a companion item on this agenda. |
| VS-26-0262 | Vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda. |
| WS-26-0261 | Waiver of development standards and design review for a data center 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.

DRAFT

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- 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.

**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)**

- 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 #0157-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** NV NAP 6, LLC
**CONTACT:** MICHAEL S. ANDERSEN AIA ARCHITECT, LLC, 2714 TIMBER CROSSING COURT, HENDERSON, NV 89074

DRAFT

# Comprehensive Planning Application Form

16A

APPLICATION PRE-REVIEW # APR-25-101067

ASSESSOR PARCEL #(s): 176-01-801-021 AND 176-01-801-044

PROPERTY ADDRESS/ CROSS STREETS: 7220 Edmond St., W. WARM SPRINGS ROAD AND EDMOND STREET

## DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Little L Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for parcel 176-01-801-021 from IL to IP. We request vacation and abandonment of easements and a Tentative Map for to combine both parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter.

## PROPERTY OWNER INFORMATION

NAME: NV NAP 6 LLC and SWITCH LTD

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522-5405

## APPLICANT INFORMATION (information must match online application)

NAME: NV NAP 6 LLC c/o Steven Roberts

ADDRESS: 7135 S. DECATUR BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702-522-5405 CELL 702-522 5405 ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael S Andersen AIA Architect LLC

ADDRESS: 2714 Timber Crossing Ct.

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-219-4787 CELL 702-219-4787 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)*

STEVEN ROBERTS
Property Owner (Print)

9-12-25
Date

April 20, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Switch LASNAP 19 Campus Justification Letter for Design Review and Waiver of Development Standards.**

To whom it may concern:

Switch LASNAP 19 Campus respectfully submits this Justification Letter for a Conforming Zone Change, Design Review, and Waiver of Development Standards for the parcels noted below.

**Project Description:** The proposed Switch LASNAP 19 Campus consists of one Data Center Building on approximately 8.93 +/- acres. Planned Land Use is Business Employment (BE) and one parcel is zoned Industrial Park (IP). We request a Tentative Map to combine both parcels. We request a Design Review for the perimeter wall and gate, Data Center Building along with waiver of Design Standards.

## 1. Waiver of Standards

The project is being processed as a Data Center development in accordance with Title 30. This request is to define waivers of Title 30 for the project needed to develop the site and anticipated product.

### A. Section 30.04.01 Landscaping

| | |
|---|---|
| Waiver: | Item D. Landscaping Standards, Item 7. Street Landscaping |
| Request: | Allow for the deletion of all trees. Shrubs will be provided per plans. Based upon 1 tree for every 30' of frontage along Warm Springs Road, Edmond Street, and Capovilla Ave., we have estimated a total of 50 trees. |
| Justification: | Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel. |
| Waiver: | Item D. Landscaping Standards, Item 8. Parking Area Landscaping |
| Request: | Allow for a deletion of all trees and shrubs within the Parking Lot. Based upon one island at end of parking and one island for every six spaces, we have estimated a total of 12 trees. |
| Justification: | Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public. |

**C. Section 30.04.03 Retaining Walls**

Waiver: Item C. Retaining Walls, 2. Maximum Wall Height, iii., Retaining Walls may be increased to 6 feet as follows: (a) The fence located on top of the retaining wall is 85% open.

Request: Allow for a maximum 8-foot-high grey split-faced CMU retaining wall as needed along the West and South wall line only visible from the interior of the project site. Please refer to site cross sections. The proposed 8 foot retaining wall will have above, a 12-foot-high grey split face CMU wall (0% open) with an additional 3-foot-high decorative wrought iron picket structure on top of the CMU wall.

Justification: The proposed CMU retaining wall at specific retaining locations with a maximum 20 feet in height with an additional 3-foot decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square split face CMU pilasters at the corners and end of walls at vehicle entrance gates. Please note all Retaining and Perimeter Walls will be located 15-0" away from all property lines and the increased wall height for retainage will only be visible from the "interior side" of the site along a portion of the West and South walls.

**D. Section 30.04.03 Fences and Walls**

Waiver: Item E. Access Gate 3. Individual Properties, Individual properties with uses other than single-family residences may restrict access with an access gate provided that, if access gates are open during business hours, the gates shall be set back no less than 18 feet from the property line. Otherwise, the access gates shall be set back no less than 50 feet from the property line.

Request: Allow for the Access Gate at Capovilla Avenue to be closed during business hours with the following setback of approximately 7'-4".

Justification: The proposed closed Access Gate will secure the Data Center Building from Public Access at the end of the Capovilla Avenue Cul De Sac.

**E. Section 30.04.08. c., 5., (a) Detached Sidewalks (Warm Springs Road)**

Waiver: Section 30.04.08. c., 5., (a) Detached Sidewalks are required along arterial, collector and local streets.

Request: Allow for an attached sidewalk along the North side of Warm Springs Road.

Justification: From the NE corner of Warm Springs Road and Edmond Street, Warm Springs Road slopes to provide train track bridge overhead clearance. During the initial road construction, a retaining wall was constructed on the South property line of this site, and an attached sidewalk was utilized. Extensive rework would be required to relocate this retaining wall for the portion of the site adjacent to the wall then the remaining existing retaining wall to the East would remain adjacent to Clark County owned parcels.

**F. Clark County Uniform Standard Drawing 222.1, Capovilla Avenue Driveway Width**

Waiver: Per Uniform Standard 222.1, the maximum driveway width measured from face of curb to face of curb shall not exceed 52 feet and call box dimension shall be a minimum 50 feet from the street.

Request: To allow the width of the driveway to be increased to 60 feet measured from face of curb to face of curb and a 5 foot reduction to 45 feet for the call box minimum dimension of 50 feet.

Justification: The increased width will assist in large truck maneuvering into the site during times of large equipment placement. This is typical during the initial construction for generator placement. Please note this proposed driveway modifies the standard cul-de-sac driveway configuration. There will be one future business access for parcel 176-01-801-018 and one equipment access for the existing communication tower for a low traffic use of this area.

**2. Design Review**

**A. Section 30.04.05 G. – Design Standards for Nonresidential Development**

Design Review: **Item 1, Four-Sided Architecture**

Request: Reduction of Architectural features for Main Building and Fire Pump House.

Justification: Many of the building elevations will be screened from public view by the proposed perimeter site security wall.

Design review: **Item 2, Building Massing and Articulation**

Request: For item I, Horizontal Articulation, we request no variations in roof line, wall plane, no windows are present, no change in wall panel texture, no added columns and no parapets as outlined in (a) through (f).

Justification: The proposed exterior elevations incorporate color patterns. The building will have a defined entrance featuring an attached canopy structure supported by support rods tied back to the building.

## 3. Comprehensive Planning Sustainability Provision

Please find attached to this Justification Letter the completed Comprehensive Planning Sustainability Provision form with 6.5 Total Points for this NON-RESIDENTIAL development type. Per Title 30, Section 30.04.05 J. Sustainability Options with further descriptions as follows:

a. Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt). Each building will provide an outdoor 120-volt duplex outlet under the building shade canopy for 1 point total.

b. Cool Roofs: Provide roof w/SRI=to or > 78 for low slope roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt). All proposed buildings will utilize an MR24 22 GA. prefinished metal roof panel, Cool Solar White in color, Reflectance 71.7, Emittance 0.85, and SRI 87 which meets the minimum standards.

c. Shade Structures: Provide shade/awnings over 50% of south/west windows and doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang). All three south facing doors will utilize a shade canopy which will extend 8 feet from the exterior building wall. Points as follows: 50%+25%+25%=100% (3 pts).

d. Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt). Building entrance will utilize a shade canopy at ADA door entrance.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** TM-26-500067__

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

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

Date 5/26/2026

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: 6/17/2026 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

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

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

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

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

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

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

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

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

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

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200 Michael Wendell Way, Searchlight

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

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

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

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

06/17/26 BCC AGENDA SHEET

17

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ZC-26-0267-PARDEE HOMES NEVADA:**

**ZONE CHANGES** for the following: **1)** reclassify 2.44 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 north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-501-014

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

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 2.44
- Existing Land Use: Vacant

Applicant's Justification
The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The proposed zoning designation is suited in this area and meets the intent for transitional zoning adjacent to the RS20 RNP area located to the north of this development.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| PA-18-700015 | Plan amendment to redesignate the land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban). Approved with a reduction to RL (Residential Low) | Approved by BCC | March 2019 |
| DR-17-0825 | Design review for a single-family residential development - expired | Approved by BCC | November 2017 |
| VS-17-0511 | Vacate and abandon easements - expired | Approved by PC | September 2017 |

DRAFT

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-1026-05 | Reclassified the subject property from an R-E zone to an R-E(RNP-I) zone | Approved by BCC | October 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Open Lands | RS20 (NPO-RNP) | Undeveloped |
| South | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 (NPO-RNP) | Single-family residential |
| West | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 (NPO-RNP) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0269 | Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda. |
| VS-26-0268 | A vacation and abandonment of easements is a companion item on this agenda. |
| TM-26-500069 | A tentative map for a 6 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. The intent of the RS5.2 zoning district is to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning provides an appropriate transition between the undeveloped RS20 zoned parcel to the east, with a planned land use of Low-Intensity Suburban Neighborhood (LN), and the existing single-family residential development to the east. The RS5.2 zoning district is compatible with the single-family residential development within the surrounding area. Furthermore, staff finds the request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning is appropriate for this location.

DRAFT

**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:**

**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 #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TRI POINTE HOMES NEVADA, INC.
**CONTACT:** THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-0267,TM-26-500069,VS-26-0268, WS/DR-26-0269

17A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/17/26 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.
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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**

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

**WINCHESTER**
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 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100157
ASSESSOR PARCEL #(s): 176-21-501-014

PROPERTY ADDRESS/ CROSS STREETS: W Agate Avenue and S Cimarron Road

## DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 6 lot Single Family Residential Development

Rezone

## PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC
ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702.814.1452 CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC
ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702.814.1452 CELL N/A ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

Dan Hale — Property Owner (Signature)*
Dan Hale — Property Owner (Print)
2-4-26 — Date

The WLB Group WLB an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

March 13, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

***RE: Justification Letter – Zone Change***
***Cimarron Agate***
***(APN's:176-21-501-014)***

To Whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a Zone Change from RS20 to RS5.2 on the above-mentioned parcel to allow for a detached single-family development known as Cimarron Agate. The proposed development is located on the northeast corner of Agate Avenue and Cimarron Road. Along with this application are three companion items for a Design Review/Waivers of Development Standards, Tentative Map and Vacations.

**Zone Change**
The Enterprise Land Use Plan designation for this Site is Low Intensity Suburban Neighborhood (LN) with a density up to 5.0 du/ac. We are proposing to change the zoning designation from RS20 to RS5.2 which is a conforming use within the LN designation. Our client is proposing to develop a single-family detached community consisting of 6 residential lots at a density of 2.46 units per acre, which is below the allowed density of 5.0 du/ac. We feel this proposed zoning designation is suited in this area and meets the intention for a transitional zoning adjacent to the RS20 RNP area located to the north of this development. We are also requesting the removal of the RNP overlay from this parcel to allow for the development of this proposed RS5.2 detached single-family development.

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

Sincerely,

Mark Bangan
Director of Planning Services

06/17/26 BCC AGENDA SHEET

18

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0268-PARDEE HOMES NEVADA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and Cimarron Road (alignment) and Warbonnet Way within Enterprise (description on file). JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-501-014

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

**BACKGROUND:**
The applicant is requesting to vacate and abandon easements within the subject site because the easements are no longer needed.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| PA-18-700015 | Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - approved with a reduction to RL (Residential Low) | Approved by BCC | March 2019 |
| DR-17-0825 | Design review for a single-family residential development - expired | Approved by BCC | November 2017 |
| VS-17-0511 | Vacate and abandon easements - expired | Approved by PC | September 2017 |
| ZC-1026-05 | Zone change the subject property from R-E to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Open Lands | RS20 (NPO-RNP) | Undeveloped |
| South | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 (NPO-RNP) | Single-family residential subdivision |

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**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| West | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 (NPO-RNP) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0267 | A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda. |
| TM-26-500069 | A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda. |
| WS-26-0269 | Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**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 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.

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**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue;
- 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;
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** TRI POINTE HOMES NEVADA, INC.
**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-0267,TM-26-500069,VS-26-0268, WS/DR-26-0269

18A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/17/26 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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*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100157

ASSESSOR PARCEL #(s): 176-21-501-014

PROPERTY ADDRESS/ CROSS STREETS: W Agate Avenue and S Cimarron Road

## DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 6 lot Single Family Residential Development

Vacations of Patent Easements

## PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702.614.1452 CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

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

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

Dan Hale — Property Owner (Signature)*

Dan Hale — Property Owner (Print)

2-4-26 — Date

The WLB Group WLB an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

February 16, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

***RE: Justification Letter – Vacation***
***Cimarron Agate***
***(APN's:176-21-501-014)***

To whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a vacation of patent easements on the above-mentioned parcel to allow for a detached single-family development known as Cimarron Agate. The proposed development is located on the northeast corner of Agate Avenue and Cimarron Road.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

***Vacation of Patent Easements for Roads and Public Utilities Purposes***
We are requesting to vacate a 33' patent easement located on north, east, and west sides of APN 176-21-501-014 (OR:991104:01767) & an 8' patent easement along the south side of APN 176-21-501-014 (OR:991104:01767).

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

Sincerely,

Mark Bangan
Director of Planning Services

06/17/26 BCC AGENDA SHEET

19

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0269-PARDEE HOMES NEVADA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) increase fill.
**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-501-014

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. Increase the retaining wall height to 5 feet along the east, north, and south property lines where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
2. Increase fill height to 5 feet along the north property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 2.44
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 2.46
- Minimum/Maximum Lot Size (square feet): 13,338/14,666
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,415 (minimum)/3,887 (maximum)

Site Plan
The plan depicts a proposed single-family residential subdivision totaling six lots located on the northeast corner of Agate Avenue and Cimarron Road. The lots range in size from approximately

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15,050 square feet to 15,342 square feet (gross). Access to the development is provided from Agate Avenue to the south. Internal circulation consists of a single private street that terminates in a hammerhead configuration. Two common elements are provided along the project frontage and interior, and perimeter decorative screen walls are proposed along the project boundaries.

Landscaping

The landscape plans depict perimeter landscaping along Agate Avenue consistent with Title 30 requirements. Street trees are provided at required intervals, and shrubs are placed to meet minimum frontage coverage standards. Accent plantings and groundcover are included throughout the frontage areas. All plantings utilize a drip irrigation system and comply with Clark County water-efficient landscaping standards. Interior common areas are landscaped with a combination of trees, shrubs, and groundcover, and the plans demonstrate compliance with required shrub quantities and coverage.

Elevations

The elevation plans depict one-story single-family homes designed in two architectural styles: New Century Modern and Desert Modern. The homes incorporate varied rooflines, stucco finishes, stone accents, and metal siding elements. Each plan includes an integrated three- or four-car garage and a covered entry. The maximum building height is approximately 20 feet. The architectural treatments provide variation between models while maintaining a consistent overall character.

Floor Plans

The floor plans depict one-story homes with layouts that include common living areas, bedrooms, bathrooms, and flex spaces. Each plan includes a three- or four-car garage, a defined entry sequence, and interior circulation that separates private and shared spaces. Optional casitas and optional interior configurations are available depending on the model. The building footprints are consistent with the lot sizes and the overall subdivision layout.

Applicant's Justification

The applicant states that the proposed development provides large single-story homes compatible with surrounding residential uses. The internal private street is designed to accommodate parking on both sides, and the hammerhead terminus is requested due to the limited number of lots served and the prevalence of similar street designs in the surrounding area. The applicant further states that the increased retaining wall height and increased fill are necessary to meet drainage requirements and ensure proper flood protection for the development.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| PA-18-700015 | Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - approved with a reduction to RL (Residential Low) | Approved by BCC | March 2019 |

DRAFT

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| DR-17-0825 | Design review for a single-family residential development - expired | Approved by BCC | November 2017 |
| VS-17-0511 | Vacate and abandon easements - expired | Approved by PC | September 2017 |
| ZC-1026-05 | Reclassified the subject property from an R-E zone to an R-E(RNP-I) zone | Approved by BCC | October 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Open Lands | RS20 (NPO-RNP) | Undeveloped |
| South | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 (NPO-RNP) | Single-family residential subdivision |
| West | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 (NPO-RNP) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0267 | A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda. |
| TM-26-500069 | A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda. |
| VS-26-0268 | A vacation and abandonment of easements is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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.

The applicant requests to increase the allowable retaining wall height from 3 feet to 5 feet and to increase the amount of fill within five feet of a property line from 3 feet to 5 feet. These modifications are necessary to address drainage requirements and ensure proper flood protection for the development. The site slopes toward existing development to the east, and elevating the internal street and portions of the lots is required to maintain safe and functional drainage patterns. However, Title 30 allows the tiering of retaining walls up to an unlimited height as a result the request for retaining walls is a self-imposed hardship; 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 others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed single-family residential subdivision consists of six one-story homes ranging from approximately 3,415 to 3,887 square feet in size. The architectural styles, New Century Modern and Desert Modern, incorporate varied rooflines, stucco finishes, stone accents, and metal siding, providing visual interest while maintaining a cohesive character. The maximum building height of 19 feet, 8 inches is compatible with surrounding residential development. The internal private street is 37 feet wide with rolled curb on both sides and provides adequate access to all lots. However, the companion tentative map proposes a hammerhead street terminus in lieu of a cul-de-sac, which staff does not support. Staff finds that the architectural design meets the intent of Title 30; however, since staff does not support the waivers of development standards and the tentative map, staff cannot support the design review.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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

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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 Agate Avenue;
- 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TRI POINTE HOMES NEVADA, INC
**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-0267,TM-26-500069,VS-26-0268, WS/DR-26-0269

19A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/17/26 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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- 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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2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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

**ENTERPRISE**
Carmen Hayes
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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
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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 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100157

ASSESSOR PARCEL #(s): 176-21-501-014

PROPERTY ADDRESS/ CROSS STREETS: W Agate Avenue and S Cimarron Road

## DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 6 lot Single Family Residential Development

Wavier of Development Standard & Design Review

## PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702.614.1452 CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

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

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

Dan Hale — Property Owner (Signature)*

Dan Hale — Property Owner (Print)

2-4-26 — Date

The WLB Group WLB an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

April 22, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

***RE: Justification Letter – Design Review/Waiver of Development Standards Cimarron Agate (APN:176-21-501-014)***

To Whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a Design Review and Waiver of Development Standards on the above-mentioned parcel to allow for a detached single-family development known as Cimarron Agate. The proposed development is located on the northeast corner of Agate Avenue and Cimarron Road. Along with this application are three companion items for a Zoning Change, Tentative Map and Vacations.

Our client is proposing to develop a single-family detached community consisting of 6 residential lots at a density of 2.46 units per acre. House plans will include three one-story homes ranging in size from 3,415 square feet up to 3,887 square feet. These proposed one-story homes will feature a 3 or 4-car garages with 2-car driveways. This development will require a total of 14 parking spaces (2.2 p.s. per lot x 6 lots), by utilizing the three car garage parking spaces, two-car driveway spaces and one on-street parking space per lot (min of 6.0 p.s.), the site will provide over 36 parking spaces which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and/or metal siding along with painted stucco in a neutral color palette with some accent walls to blend with the natural surroundings. The style of the homes are Desert Modern and New Century Modern and all homes will have a maximum height of 19'-8". Casitas are also being offered in two configurations to future homebuyers, these Casitas are 312 s.f. in area and are approximately 16'-0" in height.

**Design Review**

1. For a proposed single-family detached development consisting of 6 residential lots. The proposed development includes interior private streets that are 37' wide which include 24" "R" curb on each side and allow for parking on both sides of the street with a single entrance to Agate Avenue. The homes will be a maximum of 19'-8" in height. Each house will feature a 3 or 4-car garage with a two-car driveway depending on the house floor plan.

2. We are also requesting to utilize a hammerhead as the provided means of roadway termination, in lieu of a cul-de-sac as required by the upcoming change to Title 30.04.08.E.2.ii. which will state *"Terminate in a radius cul-de-sac"*. This request is to allow the single internal street to terminate in a County approved hammerhead design in lieu of a cul-de-sac street terminus which was allowed prior to this update. Due to the overall nature of street terminus' in the area (most internal streets terminate in a hammerhead in the general vicinity) and the fact the single internal private street services only 6 lots and

the development provides more than ample parking for the prospective residents and their guests, we felt this was a reasonable request and could be supported without negatively affecting the surrounding developments in any way.

**Waiver of Development Standards**

1. To increase the allowable retaining wall height from 3'-0" to 5'-0" as required by Title 30.04.03.C.2.i along the rear of lots 4-6 adjacent to the existing single family residential development and the side of lot 4 at the north side of the project facing an undeveloped lot. This is due to a drainage requirement to elevate the entry road to keep public waters within the Agate Avenue right-of-way. This increase in retaining wall height is required to meet drainage requirements set forth by the County for flood protection of developments.

2. To increase the amount of fill within the first 5' of the development from the allowed 3' up to 5' as specified by Title 30.04.06.F.1 – *"Not to place more than 3 feet of fill a minimum of 5 feet from a shared property line".* This increase in fill within the first 5 feet of development is required to meet drainage requirements set forth by the County for flood protection of developments and to fill in the natural topography of the land which slopes towards the existing development to the east.

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

Sincerely,

Mark Bangan
Director of Planning Services

06/17/26 BCC AGENDA SHEET

20

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500069-PARDEE HOMES NEVADA:**

**TENTATIVE MAP** consisting of 6 single-family residential lots and common lots on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-501-014

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 2.44
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 6
- Density (du/ac): 2.46
- Minimum/Maximum Lot Size (square feet): 13,338/14,666

Project Description
The map depicts a proposed 6 lot single-family subdivision consisting of all lots facing internally toward a north to south oriented private street. Access to the subdivision is via Agate Avenue. The private street includes roll curbs on both sides. The street terminates in a hammerhead turnaround at the north end of the subdivision.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| PA-18-700015 | Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban). Approved with a reduction to RL (Residential Low) | Approved by BCC | March 2019 |
| DR-17-0825 | Design review for a single-family residential development - expired | Approved by BCC | November 2017 |

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**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| VS-17-0511 | Vacate and abandon easements - expired | Approved by PC | September 2017 |
| ZC-1026-05 | Zone change the subject property from R-E to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Open Lands | RS20 (NPO-RNP) | Undeveloped |
| South | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| East | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS3.3 (NPO-RNP) | Single-family residential |
| West | Low Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 (NPO-RNP) | Undeveloped |

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

**Related Applications**

| Application Number | Request |
|---|---|
| ZC-26-0267 | A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda. |
| VS-26-0268 | A vacation and abandonment of easements is a companion item on this agenda. |
| WS-26-0269 | Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**
**Comprehensive Planning**
The layout of the subdivision is orderly, with lots arranged on both sides of the internal streets. The lots take access only from external local public street, 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, therefore, staff cannot support this request.

**Staff Recommendation**
Denial.

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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 Agate Avenue;
- 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**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes.

**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 #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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**APPROVALS:**
**PROTESTS:**

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**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

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# APPLICATION MEETING INFORMATION

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*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** ZC-0267,TM-26-500069,VS-26-0268, WS/DR-26-0269

20A

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

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

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Date: Click to enter a date. 06/17/26 Time: 9:00 AM

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Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 1/14/2026**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100157

ASSESSOR PARCEL #(s): 178-21-501-014

PROPERTY ADDRESS/ CROSS STREETS: W Agate Avenue and S Cimarron Road

## DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 6 lot Single Family Residential Development

Tentative Map

## PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702.614.1452 CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89113

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

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

Dan Hale — Property Owner (Signature)*

Dan Hale — Property Owner (Print)

2-4-26 — Date

The WLB Group WLB an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

April 23, 2026

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

***RE: Justification Letter – Tentative Map. – Cimarron Agate (APN's:176-21-501-014)***

To Whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a Zone Change from RS20 to RS5.2 on the above-mentioned parcel to allow for a detached single-family development known as Cimarron Agate. The proposed development is located on the northeast corner of Agate Avenue and Cimarron Road.

Our client is proposing to develop a single-family detached community consisting of 6 residential lots at a density of 2.46 units per acre. House plans will include three one-story homes ranging in size from 3,415 square feet up to 3,887 square feet. These proposed one-story homes will feature 3 or 4-car garages with 2-car driveways. This development will require a total of 14 parking spaces (2.2 p.s. per lot x 6 lots), by utilizing the three car garage parking spaces, two-car driveway spaces and one on-street parking space per lot (min of 6.0 p.s.), the site will provide over 36 parking spaces, which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and/or metal siding along with painted stucco in a neutral color palette with some accent walls to blend with the natural surroundings. The style of the homes is Desert Modern and New Century Modern, and all homes will have a maximum height of 19'-8". Casitas are also being offered in two configurations to future homebuyers, these Casitas are 312 s.f. in area and are approximately 16'-0" in height.

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

Sincerely,

Mark Bangan
Director of Planning Services
The WLB Group, Inc.

06/17/26 BCC AGENDA SHEET

21

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** portions of right-of-way being Gary Avenue located between Polaris Avenue (alignment) and Sultana Street (alignment); a portion of right-of-way being Polaris Avenue (alignment) located between Richmar Avenue and Silverado Ranch Boulevard; a portion of right-of-way being Silverado Ranch Boulevard located between Polaris Avenue (alignment) and Dean Martin Drive; a portion of right-of-way being Richmar Avenue located between Polaris Avenue (alignment) and Dean Martin Drive; and a portion of right-of-way being Dean Martin Drive located between Gary Avenue (alignment) and Richmar Avenue within Enterprise (description on file). JJ/dd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
177-20-402-002; 177-20-402-006; 177-20-402-011 through 177-20-402-013; 177-20-403-001

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT
ENTERPRISE - CORRIDOR MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**
**Project Description**
The applicant is requesting to vacate several portions of rights-of-way being Gary Avenue, Polaris Avenue, Silverado Ranch Boulevard, Richmar Avenue, and Dean Martin Drive since the rights-of-way are not necessary to develop the site.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-0047-08 | Zone change from R-E to C-2 - withdrawn | Withdrawn | August 2008 |
| ZC-0883-05 | Zone change from R-E to C-2 - withdrawn | Withdrawn | January 2006 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |

DRAFT

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| South | Open Lands | RS20 | Undeveloped |
| *East | Business Employment & Corridor Mixed-Use | RS20 & CG | Public right-of-way & undeveloped |
| West | Compact Neighborhood (up to 18 du/ac) & Open Lands | RS20 (NPO-RNP) | Undeveloped |

*Immediately to the east is the I-15 freeway

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0275 | A waiver of development standards for a drainage study and design review of subdivision standards 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 right-of-way that is 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 with future development;

DRAFT

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- 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**

- Address 3280 W Gary Avenue assigned to parcel 177-20-402-006 shall process an address change upon recordation of the street vacation or be demolished due to the proposed development.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** SONIA MACIAS
**CONTACT:** SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** VS-26-0246

21A

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

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

Date 5/27/2026

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: 6/16/2026 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: N/A

Staff reports: N/A

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**
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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

**LAUGHLIN**
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

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

**UPPER & LOWER KYLE CANYON**
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

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

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

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

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

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

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

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

**SEARCHLIGHT**
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-402-002, 006, 011, 012, 013

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Public Right of Way

## PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

## APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-266-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-932-8125 CELL 702-338-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

K. T. Roohani — KHUSROW ROOHANI — 02/16/26.

Property Owner (Signature)* Property Owner (Print) Date

THOMASON
CONSULTING
ENGINEERS

April 10, 2025

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

**Re: Dean Martin / Richmar**
**Vacation of Public Right-of-Way**
**APN# 177-20-402-002, 006, 011, 012, 013**

On behalf of KB Homes, we respectfully request your approval of a Vacation of Public Right-of-Way for the proposed Dean Martin/Richmar residential subdivision.

**Location:** The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East. APN #177-20-402-006 is an existing single-family residence while the remaining lots are undeveloped.

**Justification:** We are requesting to vacation the public right of way along Silverado Ranch Blvd, Polaris Ave., Richmar Ave and along Gary Ave. The proposed vacation is not necessary to support the development. The roadway easements are not necessary for the development of the subdivision as a private street is proposed to provide access to the proposed subdivision. This private street will be dedicated with the Final Map for the project. Public access to the project is provided by Dean Martin Drive.

If you have any questions or require additional information, please feel free to contact us at 702-932-6125 or smacias@tce-lv.com

Sincerely,

Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129

06/17/26 BCC AGENDA SHEET

22

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements.
**DESIGN REVIEW** for subdivision design on 16.33 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Richmar Avenue and west of Dean Martin Drive within Enterprise. JJ/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**
177-20-402-002; 177-20-402-006; 177-20-402-011 through 177-20-402-013

**WAIVERS OF DEVELOPMENT STANDARDS:**
1. Eliminate the drainage study where required per Section 30.04.08B.
2. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Dean Martin Drive where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Silverado Ranch Boulevard where required per Section 30.04.08C.
   c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Gary Avenue where required per Section 30.04.08C.
   d. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Richmar Avenue where required per Section 30.04.08C.
   e. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Polaris Avenue where required per Section 30.04.08C.

**LAND USE PLAN:**
ENTERPRISE - CORRIDOR MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 3392 Silverado Ranch
- Site Acreage: 16.33
- Project Type: Minor subdivision map

DRAFT

Site Plan & Request

These waivers of development standards requests are associated with an active minor subdivision map (MSM-26-600015). The site plan shows that the subject parcels will be combined into 3 lots. Lot 1 (the northernmost lot) is depicted with an overall lot size of 79,490 square feet, will be located south of Richmar Avenue, and spans from Polaris Avenue to the west to Dean Martin Drive to the east. Lot 2 (immediately south of Lot 1), has an overall lot size of 503,988 square feet, and spans from Polaris Avenue to Dean Martin Drive; this lot is bisected north and south by Gary Avenue. Lot 3 (immediately south of Lot 2) has a lot area of 204,719 square feet, and is located north of Silverado Ranch Boulevard.

The applicant is requesting to waive the drainage study and off-site improvements on Dean Martin Drive, Silverado Ranch Boulevard, Gary Avenue, Richmar Avenue, and Polaris Avenue. Additionally, a design review is required since the creation of the 3 proposed lots results in the lots having double frontage, access to collector and arterial streets, and proposed lots front and have direct driveway access to arterial and collector streets without intervening street or access easements.

Applicant's Justification

The applicant states that the waivers of development standards and design review is necessary for the recordation of MSM-26-600015, and that a drainage study and full off-site improvements will be done at a later date with the development of the future subdivision and commercial area. Additionally, the applicant intends to provide off-site improvements when the project is further along in the development process.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ZC-0047-08 | Zone change from R-E to C-2 - withdrawn | Withdrawn | August 2008 |
| ZC-0883-05 | Zone change from R-E to C-2 - withdrawn | Withdrawn | January 2006 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |
| South | Open Lands | RS20 | Undeveloped |
| East | Business Employment & Corridor Mixed-Use | RS20 & CG | Undeveloped |
| West | Compact Neighborhood (up to 18 du/ac) & Open Lands | RS20 (NPO-RNP) | Undeveloped |

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**Related Applications**

| Application Number | Request |
|---|---|
| VS-26-0246 | A vacation and abandonment of rights-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**
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.

Recording the parcel map (MSM-26-600015) is the first step toward the development of the overall site. Not complying with the subdivision design standards per Section 30.04.09 does not negatively impact the site at this time since the applicant intends to fully develop the site in the future. For these reasons, staff can support this request.

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

Waiver of Development Standards #1 & #2
Although the required technical drainage study and full off-site improvements are not being proposed at this time, staff finds that deferring these items to future development is appropriate given that the applicant is working with staff on the development design of this site. Therefore, staff can support deferring these requirements with a future development land use application.

**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.

DRAFT

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance with future development;
- Full off-site improvements with future development;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- 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.

**Fire Prevention Bureau**

- No comment.

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

**APPLICANT:** SONIA MACIAS
**CONTACT:** SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT

# Comprehensive Planning Application Form

22A

APPLICATION PRE-REVIEW # 25-100251

ASSESSOR PARCEL #(s): 177-20-402-002, 006, 011, 012, 013

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

## PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

## APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-266-9466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-932-6125 CELL 702-336-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

| Property Owner (Signature)* | Property Owner (Print) | Date |
|---|---|---|
| [signature] | KHUSROW ROOHANI | 02/16/26. |

THOMASON
CONSULTING
ENGINEERS

April 23, 2026

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

**Re: Dean Martin / Richmar**
**Design Review for MSM-26-600015**
**APN# 177-20-402-002, 006, 007, 008, 009, 011, 012, 013.**

On behalf of KB Homes, we respectfully request your approval of a Design Review for the proposed Dean Martin/Richmar project to accompany Parcel Map MSM-26-600015. The parcel map proposes to split the above referenced parcels into three parcels for future development.

**Location:** The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East. APN #177-20-402-006 is an existing single-family residence while the remaining lots are undeveloped.

**Design Review**: The Parcel Map proposed to create three parcels for future development. The design review for the parcel map is to allow the following non-compliant items that are required per Title 30.04.09B:

1. Allow double frontage lots and through lots (subsection 30.04.09B(4));
2. Allow single-family residential access to an arterial or collector street (subsection 30.04.09B(5));
3. Allow Single-family residential lots to front and have direct driveway access to an arterial or collector street without an intervening street or access easement (subsection 30.04.09B(6))

The three lots created by MSM-26-600015 are for future development with Lot 1 and 2 of the parcel map to be developed as single-family residential under APR-26-100251. Lot 3 of the parcel map will be developed as a commercial use in the future.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers
Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

THOMASON
CONSULTING
ENGINEERS

April 27, 2026

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

**Re: Dean Martin / Richmar**
**Waiver of Development Standards – MSM-26-600015**
**APN# 177-20-402-002, 006, 011, 012, 013**

On behalf of KB Homes, we respectfully request your approval of the following Waiver of Development Standards from MSM-26-600015 for the proposed Dean Martin/Richmar parcel map. The proposed parcel map proposes to divide the properties into three parcels for future development. Proposed parcels 1 and 2 of the parcel map will be developed into a 113 lot single family residential subdivision. The entitlement application for the residential subdivision has been submitted under APR-26-100251. Parcel 3 of the parcel map will be developed as a commercial site in the future.

**Location:** The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East.

**Waiver of Development Standards #1:** Eliminate condition #8 of the parcel map pre-determination for a Drainage study and compliance prior to technical review submittal and recordation of the parcel map.

*Justification: A technical drainage study will be provided for the proposed 113 lot subdivision. A separate drainage study will be provided with the future development of the commercial property.*

**Waiver of Development Standards #2**: Eliminate condition #10 of the parcel map pre-determination for full off-site improvements, including detached sidewalks along Dean Martin Drive, Silverado Ranch Boulevard, Gary Avenue, Richmar Avenue, and Polaris Avenue.

*Justification: Full off-site improvements will be provided with the development of the proposed 113 lot subdivision (Parcels 1 and 2 of the parcel map). It should be noted that Gary Avenue is proposed to be vacated under a companion item submitted with this Waiver request. It is requested that full-offsite improvements adjacent to Parcel 3, the future commercial development, be waived since as these off-sites will be provided with the commercial development.*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

06/17/26 BCC AGENDA SHEET

23

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WC-26-400031 (ZC-23-0729)-CENTURY COMMUNITIES NEVADA, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-101-052; 176-21-101-054; 176-21-118-001 through 176-21-118-073

**LAND USE PLAN:**
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 14
- Number of Lots: 105
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,325/6,781 (gross and net)
- Project Type: Single-family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,675 to 2,114

History and Request
The Board of County Commissioners (BCC) adopted a plan amendment, PA-23-700037, to redesignate the planned land use of the project site to Mid-Intensity Suburban Neighborhood (MN) in February 2024. The corresponding zone change, ZC-23-0729, was also approved by the BCC in February 2024 reclassify the site to an RS3.3 zone for a proposed single-family residential development. Multiple waivers of development standards and design reviews were also approved with that application. TM-23-500152, a tentative map for the residential subdivision, and VS-23-0730, a vacation of easements and right-of-way, were companion items with the plan amendment and zone change and were also approved by the BCC in February 2024. The applicant is requesting to waive a Public Works - Development Review condition

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requiring an arch culvert to be privately maintained by the Homeowners Association. The arch culvert is located on APNs 176-21-101-052 and 176-21-101-054, immediately north of Phase 1 of the existing residential development. APNs 176-21-118-001 through 176-21-118-073 have been included as part of this request to accurately maintain the land use application history for the site. WC-26-4000032 (TM-23-500152) is a related item on this agenda.

Site Plan

The previously approved plans depict a single-family residential development consisting of 105 Lots on 14 acres with a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 and 6,781 square feet, respectively. Access to the site is granted via a 44 foot wide north/south private street (Street A) that connects to Agate Avenue, a public street. A crash gate for emergency vehicles is provided along the 44 foot wide north/south private street (Street B), between Lots 59 and 60, restricting access to Raven Avenue, a public street. Five foot wide attached sidewalks are provided on 1 side of the north/south private streets. All single-family residential lots are oriented towards the interior private streets within the subdivision with the exception of Lots 1 through Lots 12 and Lots 96 through Lots 105, with access to Agate Avenue. A 5 foot wide attached sidewalk is located at the northeast corner of the site, along Lots 62 through Lots 67 adjacent to Raven Avenue. A 5 foot wide detached sidewalk is located along the south portion of the site, adjacent to Lots 1 through Lot 12 and Lots 96 through Lot 105, along Agate Avenue. A 5 foot wide detached sidewalk is located along the southwest corner of the site, in proximity to Lot 12 and Lot 13, adjacent to Durango Drive, transitioning into an existing 5 foot wide sidewalk, located along the northwest corner of the site, in proximity to Lot 36 and Common Element A.

Landscaping

The previously approved plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 10 feet in width along Agate Avenue. A 6 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is located along the northeast corner of the site, adjacent to Raven Avenue. The street landscape areas consist of trees, shrubs, and groundcover. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located at the southwest corner of the site, along Durango Drive. The detached sidewalk transitions into an existing 5 foot wide attached sidewalk, located at the northwest corner of the site, adjacent to Durango Drive. A landscape area measuring between 25 feet to 72 feet in width is located behind the existing attached sidewalk. The street landscape area along Durango Drive consists of trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0729:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Lots 47 through Lots 56 limited to single story homes;
- Expunge NZC-22-0137 and TM-22-500045;
- Provide pedestrian access to Durango Drive;
- 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;

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- 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 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Applicant to conduct a traffic signal warrant analysis for the intersection of Durango Drive and Agate Avenue;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Durango Drive and Agate Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 17 feet for Raven Avenue, and 45 feet to the back of curb for Durango Drive;
- Clark County Fire Prevention approval of the Raven Avenue terminus;
- Coordinate with Public Works - Development Review for the design and termination of Raven Avenue;
- Arch culvert to be privately maintained by the Homeowners Association;
- Provide an easement to Clark County - Public Works through the private streets for maintenance of the drainage facility;
- Provide vehicular access to the drainage facility located to the east of this subdivision.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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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 #0122-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be publicly maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| AV-24-900498 | Minor deviation for revised plans | Approved by ZA | August 2024 |
| VS-24-0385 | Vacate and abandon easements | Approved by PC | September 2024 |
| ZC-23-0729 | Zone change from R-E and R-E (RNP-I) to R-2 with waivers of development standards and design reviews for a single-family residential development | Approved by BCC | February 2024 |
| VS-23-0730 | Vacate and abandon easements and right-of-way - recorded | Approved by BCC | February 2024 |
| TM-23-500152 | Tentative map for 105 single family residential lots | Approved by BCC | February 2024 |
| PA-23-700037 | Plan amendment to redesignate the land use categories from Ranch Estate Neighborhood (RN), Neighborhood Commercial (NC), and Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) | Adopted by BCC | February 2024 |
| NZC-22-0137 | Reclassified the south half of the site from R-E to R-2 zoning - expunged | Approved by BCC | June 2022 |
| VS-22-0138 | Vacated and abandoned easements and rights-of-way - expired | Approved by BCC | June 2022 |
| TM-22-500045 | 50 single family residential lots on the south half of the site - expunged | Approved by BCC | June 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS20 | Single-family residential |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| East | Ranch Estate Neighborhood (up to 2 du/ac) & Compact Neighborhood (up to 18 du/ac) | RS20 & RM18 | Single-family residential |
| West | Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use | RS3.3 & RM18 | Single-family residential & multi-family residential |

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

**Related Applications**

| Application Number | Request |
|---|---|
| WC-26-400032 (TM-23-500152) | A waiver of conditions for a tentative map is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**
**Comprehensive Planning**
Waiver of Conditions
A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

**Public Works - Development Review**
Waiver of Conditions
Staff can support the request to waive the condition "Arch culvert to be privately maintained by the Homeowners Association", as the Clark County Regional Flood Control District has required it to be publicly maintained.

**Staff Recommendation**
Approval.

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

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

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**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- Applicant to coordinate with Clark County Public Works - Development Review for all related drainage improvements and maintenance;
- Grant all necessary easements. /

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** CENTURY COMMUNITIES NEVADA, LLC
**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WC-26-400031(NZC-23-0729) 23A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/17/26 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**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102015

ASSESSOR PARCEL #(s): 176-21-101-052 & 054

PROPERTY ADDRESS/ CROSS STREETS: Agate & Durango

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Condition to NOFA 23-0729 requiring "Arch Culvert to be privately maintained by the Homeowner Association". Per Regional Flood Control this facility is to be publicly maintained.
and TM-23-500152

## PROPERTY OWNER INFORMATION

NAME: CENTURY COMMUNITIES NEVADA L L C

ADDRESS: 6345 S. Jones Blvd. Ste# 400

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-873-5338 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: CENTURY COMMUNITIES NEVADA L L C

ADDRESS: 6345 S. Jones Blvd. Ste# 400

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-873-5338 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-798-7978 CELL 702-682-7933 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)*

Shane Mackuson
Property Owner (Print)

1-21-2025
Date

24LRN0020
March 18, 2026

Clark County
Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**Reference: Waiver of Condition to TM-23-500152 & ZC-23-0729**
**Justification Letter for Agate Durango (APN# 176-21-101-052 & 054) APR-25-102015**

Dear Staff:

This letter is submitted to formally request a waiver of the condition to TM-23-500152 and ZC-23-0729 requiring the proposed arch storm drain facility within the above-referenced project to be privately maintained by the Homeowners Association (HOA).

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be ***publicly*** maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

We respectfully request approval of a waiver of the condition requiring the arch storm drain to be privately maintained by the HOA, thereby allowing the facility to be publicly maintained in accordance with Regional Flood Control District requirements.

We appreciate your consideration of this request. Should you have any questions or require additional documentation, please do not hesitate to contact us.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

*Aimee English*

Project Manager

06/17/26 BCC AGENDA SHEET

24

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC:**

**WAIVER OF CONDITIONS** of a tentative map requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
176-21-101-052; 176-21-101-054; 176-21-118-001 through 176-21-118-073

**LAND USE PLAN:**
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: N/A
- Site Acreage: 14
- Number of Lots: 105
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,325/6,781 (gross and net)
- Project Type: Single-family residential development

History & Request
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Project Description

The previously approved plans depict a single-family residential development consisting of 105 Lots on 14 acres with a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 and 6,781 square feet, respectively. Access to the site is granted via a 44 foot wide north/south private street (Street A) that connects to Agate Avenue, a public street. A crash gate for emergency vehicles is provided along the 44 foot wide north/south private street (Street B), between Lot 59 and Lot 60, restricting access to Raven Avenue, a public street. Five foot wide attached sidewalks are provided on 1 side of the north/south private streets. All single family residential lots are oriented towards the interior private streets within the subdivision with the exception of Lots 1 through Lots 12 and Lots 96 through Lots 105, with access to Agate Avenue. A 5 foot wide attached sidewalk is located at the northeast corner of the site, along Lots 62 through Lots 67 adjacent to Raven Avenue. A 5 foot wide detached sidewalk is located along the south portion of the site, adjacent to Lots 1 through Lots 12 and Lots 96 through Lots 105, along Agate Avenue. A 5 foot wide detached sidewalk is located along the southwest corner of the site, in proximity to Lot 12 and Lot 13, adjacent to Durango Drive, transitioning into an existing 5 foot wide sidewalk, located along the northwest corner of the site, in proximity to Lot 36 and Common Element A.

Landscaping

The previously approved plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 10 feet in width along Agate Avenue. A 6 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is located along the northeast corner of the site, adjacent to Raven Avenue. The street landscape areas consist of trees, shrubs, and groundcover. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located at the southwest corner of the site, along Durango Drive. The detached sidewalk transitions into an existing 5 foot wide attached sidewalk, located at the northwest corner of the site, adjacent to Durango Drive. A landscape area measuring between 25 feet to 72 feet in width is located behind the existing attached sidewalk. The street landscape area along Durango Drive consists of trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for TM-23-500152:

Comprehensive Planning

- Expunge TM-22-500045.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Applicant to conduct a traffic signal warrant analysis for the intersection of Durango Drive and Agate Avenue;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Durango Drive and Agate Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 17 feet for Raven Avenue, and 45 feet to the back of curb for Durango Drive;
- Clark County Fire Prevention approval of the Raven Avenue terminus;
- Coordinate with Public Works - Development Review for the design and termination of Raven Avenue;
- Arch culvert to be privately maintained by the Homeowners Association;
- Provide an easement to Clark County - Public Works through the private streets for maintenance of the drainage facility;
- Provide vehicular access to the drainage facility located to the east of this subdivision.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0122-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be publicly maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| AV-24-900498 | Minor deviation for revised plans | Approved by ZA | August 2024 |
| VS-24-0385 | Vacate and abandon easements | Approved by PC | September 2024 |
| ZC-23-0729 | Zone change from R-E and R-E (RNP-I) to R-2 with waivers of development standards and design reviews for a single-family residential development | Approved by BCC | February 2024 |
| VS-23-0730 | Vacate and abandon easements and right-of-way - recorded | Approved by BCC | February 2024 |
| TM-23-500152 | Tentative map for 105 single-family residential lots | Approved by BCC | February 2024 |
| PA-23-700037 | Plan amendment to redesignate the land use categories from Ranch Estate Neighborhood (RN), Neighborhood Commercial (NC), and Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) | Approved by BCC | February 2024 |
| NZC-22-0137 | Reclassified the south half of the site from R-E to R-2 zoning - expunged | Approved by BCC | June 2022 |
| VS-22-0138 | Vacated and abandoned easements and rights-of-way - expired | Approved by BCC | June 2022 |
| TM-22-500045 | 50 single-family residential lots on the south half of the site - expunged | Approved by BCC | June 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS20 | Single-family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| East | Ranch Estate Neighborhood (up to 2 du/ac) & Compact Neighborhood (up to 18 du/ac) | RS20 & RM18 | Single-family residential |
| West | Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use | RS3.3 & RM18 | Single-family residential & multi-family residential |

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

**Related Applications**

| Application Number | Request |
|---|---|
| WC-26-400031 (ZC-23-0729) | A waiver of conditions for a zone change is a related 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**
A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

**Public Works - Development Review**
Waiver of Conditions
Staff can support the request to waive the condition "Arch culvert to be privately maintained by the Homeowners Association", as the Clark County Regional Flood Control District has required it to be publicly maintained.

**Staff Recommendation**
Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**
- Applicant to coordinate with Clark County Public Works - Development Review for all related drainage improvements and maintenance;
- Grant all necessary easements.

**Fire Prevention Bureau**
- No comment.

**Clark County Water Reclamation District (CCWRD)**
- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** CENTURY COMMUNITIES NEVADA, LLC
**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WC-26-400032(NZC-23-0729)

24A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/27/26

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. 06/17/26 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**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-10201**5**

ASSESSOR PARCEL #(s): 176-21-101-052 & 054

PROPERTY ADDRESS/ CROSS STREETS: Agate & Durango

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Condition to NOFA 23-0729 requiring "Arch Culvert to be privately maintained by the Homeowner Association". Per Regional Flood Control this facility is to be publicly maintained.
and TM-23-500152

## PROPERTY OWNER INFORMATION

NAME: CENTURY COMMUNITIES NEVADA L L C

ADDRESS: 6345 S. Jones Blvd. Ste# 400

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-873-5338 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: CENTURY COMMUNITIES NEVADA L L C

ADDRESS: 6345 S. Jones Blvd. Ste# 400

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-873-5338 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste#200

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-798-7978 CELL 702-682-7933 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)* | Shane Markuson Property Owner (Print) | 1-21-2025 Date

24LRN0020
March 18, 2026

Clark County
Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**Reference: Waiver of Condition to TM-23-500152 & ZC-23-0729**
**Justification Letter for Agate Durango (APN# 176-21-101-052 & 054) APR-25-102015**

Dear Staff:

This letter is submitted to formally request a waiver of the condition to TM-23-500152 and ZC-23-0729 requiring the proposed arch storm drain facility within the above-referenced project to be privately maintained by the Homeowners Association (HOA).

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be ***publicly*** maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

We respectfully request approval of a waiver of the condition requiring the arch storm drain to be privately maintained by the HOA, thereby allowing the facility to be publicly maintained in accordance with Regional Flood Control District requirements.

We appreciate your consideration of this request. Should you have any questions or require additional documentation, please do not hesitate to contact us.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

*Aimee English*

Project Manager

06/17/26 BCC AGENDA SHEET

25

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WC-26-400039 (ZC-1425-03)-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) recording perpetual cross access, ingress/egress, and parking easements with the adjacent parcels to the east and west if they develop as commercial uses; and 2) a 10 foot wide intense landscape area along the west and south property lines adjacent to existing residential development for a previously approved commercial development on 0.98 acres in a CP (Commercial Professional) Zone.

Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action)

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RELATED INFORMATION:

**APN:**
177-16-501-051

**LAND USE PLAN:**
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: 365 E. Windmill Lane
- Site Acreage: 0.98
- Project Type: Commercial development
- Number of Stories: 1
- Shade Structure Height (feet): 14
- Square Feet: 3,200

History, Site Plan, & Request
In March 2004, ZC-1425-03 was approved to reclassify the subject site from R-E to CRT (currently CP) for an office building. The approved plans depicted a single-story, 12,085 square foot office building along the east side of the site. The proposed parking for the development was located on the western and southern portions of the site. A 5 foot wide landscape area was shown along the west and south property lines. The landscape area along Windmill Lane was 15 feet wide.

The applicant is proposing changes to the existing site conditions, including a request to waive and modify buffering and screening requirements adjacent to less intensive uses along the south

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property line and a waiver to reduce the required rear setback zoning district setback of the adjacent RNP NPO lot along any shared lot lines.

Currently, the applicant is requesting to waive the previously approved conditions with ZC-1425-03 requiring the recordation of perpetual cross access, ingress/egress, and parking casements with the adjacent parcels to the west if they develop as commercial uses; and a 10 foot wide intense landscape area along the south property lines adjacent to existing residential development. The property to the east is planned for public use; therefore, no need to waive the condition for cross access along the east. Additionally, the landscape buffer along the west was previously installed; hence, no need to waive this condition of approval.

Previous Conditions of Approval
Listed below are the approved conditions for ZC-1425-03:

Conditions

- Subject to a reduction to CRT zoning;
- No resolution of Intent and staff preparing an ordinance to adopt the zoning;
- Recording perpetual cross access, ingress/egress, and parking casements with the adjacent parcels to the east and west if they develop as commercial uses;
- Providing a 15 foot wide landscape buffer along Windmill Lane and with medium trees, 24 Inch box in size, with shrubs to cover 50% of the landscape area;
- No turf within the 15 foot landscape buffer area;
- 10 foot wide intense landscape area along the west and south property lines adjacent to existing residential development;
- Drainage study and compliance;
- Applicable beneficiaries relinquishing their rights and Interests in the cul-de-sac bulb located within the boundaries of this parcel prior to maps or permits;
- Combining parcels to prevent landlocking;
- Any applicable vacations to the recordable prior to building permit issuance or applicable map submittal;
- All applicable standard conditions for this application type.

Applicant's Justification
The applicant states the condition requiring cross-access to the west is not applicable as the west properties are currently zoned residential and are not developed for commercial use. There is no existing or anticipated need for vehicular connectivity between the subject site and the adjacent residential properties to the west. The subject site functions with adequate access, circulation, and parking independently, and no circulation issues have been identified under long-term site operation. Additionally, the condition requiring installation of a 10-foot intensive landscape buffer along the south property line adjacent to residential uses is not necessary as the existing site conditions include a significant natural drainage channel (wash) located between the commercial property and the residential properties to the south. The wash provides substantial physical separation, grade change, and distance between uses. The drainage channel is characterized by steep depth and loose, unconsolidated soil conditions, which limits the

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feasibility of additional planting or structural improvements within this area. The installation of an intensive landscape buffer would be impractical and unlikely to be sustainable over time.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| WS-16-0760 | Waiver of development standards to increase the area of a wall sign | Denied by BCC | February 2017 |
| ZC-1425-03 | Zone change that reclassified the site from R-E to CRT zoning for an office building | Approved by BCC | March 2004 |
| VS-1427-03 | Vacation and abandonment of patent easements | Approved by BCC | October 2003 |

**Surrounding Land Use**

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

**Related Applications**

| Application Number | Request |
|---|---|
| WS-26-0239 | A waiver of development standards and design review for modifications to an existing commercial 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**
Waiver of Conditions
A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Waiver of Conditions #1
Staff finds the request to waive conditions of approval is not conducive to a well-connected commercial development. Even though the subject site and proposed parcels to the west do not reflect a present-day need for cross access, in the future if the western neighboring parcels develop as commercial uses it will be beneficial to have cross access as well as parking easements. The Clark County Master Plan Enterprise-Specific Policy EN-6.5 encourages contiguous development to promote the efficient use of public services and facilities and to

reduce curb cuts where possible. Having cross access will reinforce the Master Plan policy previously mentioned. Therefore, staff cannot support this request.

Waiver of Conditions #2
Similarly, the request to waive the condition of approval requiring an intense landscape buffer along the south property cannot be supported by staff. Present and prior versions of Title 30 Development Code require landscaping buffer between less intensive uses. Staff finds the natural separation between the parcels is large. However, the subject site has sufficient physical space to install the required landscape buffer north of the natural wash. Consequently, meeting the code requirements and the prior condition of approval.

**Staff Recommendation**
Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**
If approved:

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** ASHLEY PATTERSON
**CONTACT:** ASHLEY PATTERSON, VALLEY BUILDERS, 5857 HEAVEN VIEW DRIVE, LAS VEGAS, NV 89135

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Public Works - Development Review

- Applicant to conduct a traffic signal warrant analysis for the intersection of Durango Drive and Agate Avenue;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Durango Drive and Agate Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 17 feet for Raven Avenue, and 45 feet to the back of curb for Durango Drive;
- Clark County Fire Prevention approval of the Raven Avenue terminus;
- Coordinate with Public Works - Development Review for the design and termination of Raven Avenue;
- Arch culvert to be privately maintained by the Homeowners Association;
- Provide an easement to Clark County - Public Works through the private streets for maintenance of the drainage facility;
- Provide vehicular access to the drainage facility located to the east of this subdivision.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0122-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be publicly maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| AV-24-900498 | Minor deviation for revised plans | Approved by ZA | August 2024 |
| VS-24-0385 | Vacate and abandon easements | Approved by PC | September 2024 |
| ZC-23-0729 | Zone change from R-E and R-E (RNP-I) to R-2 with waivers of development standards and design reviews for a single-family residential development | Approved by BCC | February 2024 |
| VS-23-0730 | Vacate and abandon easements and right-of-way - recorded | Approved by BCC | February 2024 |
| TM-23-500152 | Tentative map for 105 single-family residential lots | Approved by BCC | February 2024 |
| PA-23-700037 | Plan amendment to redesignate the land use categories from Ranch Estate Neighborhood (RN), Neighborhood Commercial (NC), and Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) | Approved by BCC | February 2024 |
| NZC-22-0137 | Reclassified the south half of the site from R-E to R-2 zoning - expunged | Approved by BCC | June 2022 |
| VS-22-0138 | Vacated and abandoned easements and rights-of-way - expired | Approved by BCC | June 2022 |
| TM-22-500045 | 50 single-family residential lots on the south half of the site - expunged | Approved by BCC | June 2022 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS20 | Single-family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| East | Ranch Estate Neighborhood (up to 2 du/ac) & Compact Neighborhood (up to 18 du/ac) | RS20 & RM18 | Single-family residential |
| West | Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use | RS3.3 & RM18 | Single-family residential & multi-family residential |

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

**Related Applications**

| Application Number | Request |
|---|---|
| WC-26-400031 (ZC-23-0729) | A waiver of conditions for a zone change is a related 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**
A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

**Public Works - Development Review**
Waiver of Conditions
Staff can support the request to waive the condition "Arch culvert to be privately maintained by the Homeowners Association", as the Clark County Regional Flood Control District has required it to be publicly maintained.

**Staff Recommendation**
Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**
- Applicant to coordinate with Clark County Public Works - Development Review for all related drainage improvements and maintenance;
- Grant all necessary easements.

**Fire Prevention Bureau**
- No comment.

**Clark County Water Reclamation District (CCWRD)**
- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTEST:**

**APPLICANT:** CENTURY COMMUNITIES NEVADA, LLC
**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0239 & WC-26-400039

25A

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

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

Date 5/27/2026

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. N/A Time: 7:00 PM

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

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

*https://clarkcountynv.gov/agendas*

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 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.
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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**

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

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

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

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Bunkerville TAB Room
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(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

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

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102033

ASSESSOR PARCEL #(s): 177-16-501-051

PROPERTY ADDRESS/ CROSS STREETS: 365 E Windmill Lane- Windmill Lane & Bermuda

## DETAILED SUMMARY PROJECT DESCRIPTION

The project consists of installing a new rear landscape buffer along the portion of rear property line adjacent to the developed parking area. Work includes creating a planter bed approximately 36" wide, adding amended planting soil, installing drought-tolerant trees and scrubs, providing rock mulch or decomposed granite groundcover, and adding drip irrigation as required. No changes to the existing building, parking, circulation, or site layout are proposed.

## PROPERTY OWNER INFORMATION

NAME: Lynette Zimmerman / Hudson Capital Developments LLC

ADDRESS: 5857 Heaven View Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 417-379-7843 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Darren Patterson

ADDRESS: 5857 Heaven View Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 417-299-4559 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ashley Patterson

ADDRESS: 5857 Heaven View Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 417-379-7843 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)* | Property Owner (Print) | Date |
|---|---|---|
| | Darren Patterson | 04/14/2026 |

# JUSTIFICATION LETTER FOR WAIVER OF CONDITIONS REQUEST

**Project:** 365 Windmill Lane – Existing Site Conditions, Design Review, and Site Clarification
**Jurisdiction:** Clark County, Nevada

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**Date:** January 19, 2026
**To:**
Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
**RE:** Justification Letter – Waiver of Conditions Request
**Project Address:** 365 Windmill Lane
**APN:** 177-16-501-051

---

## Relationship to Historical Approval ZC-1425-03

Historical approvals associated with ZC-1425-03 established the original commercial development framework for the site, including a fourth unit shown on approved plans that was not ultimately constructed.

The present application is intended to clarify current field conditions relative to those historical approvals and identify where existing site operation differs from older plan depictions.

---

## Waiver of Conditions Request

The applicant is requesting a waiver of conditions associated with prior approval ZC-1425-03. The request specifically pertains to the following conditions:

1. Installation of a 10-foot intensive landscape buffer along the south property line adjacent to residential
2. Provision of cross-access to the west

---

## Condition 1 – Residential Landscape Buffer (South Property Line)

A waiver is requested for the condition requiring installation of a 10-foot intensive landscape buffer along the south property line adjacent to residential uses.

Existing site conditions include an established decorative wall along the south property line, in addition to a significant natural drainage channel (wash) located between the commercial property and the residential properties to the south. The wash provides substantial physical separation, grade change, and distance between uses. The existing wall on site is also constructed approximately 28.88 feet north of the south property line, further increasing separation.

The drainage channel is characterized by steep depth and loose, unconsolidated soil conditions, which limits the feasibility of additional planting or structural improvements within this area. These conditions make installation of a traditional intensive landscape buffer impractical and unlikely to be sustainable over time.

The combination of the existing wall, separation distance, and natural buffering provided by the wash exceeds the functional intent of the required landscape buffer. Additionally, proposed landscape improvements, including the addition of two (2) trees and four (4) shrubs as shown on

the submitted landscape plan, along with preservation of existing mature trees with canopy spreads of approximately 25 feet at maturity, further enhance buffering and visual screening.

Given the existing conditions and physical constraints of the site, strict application of the required intensive landscape buffer is not necessary to achieve compatibility with the adjacent residential properties, and the requested waiver will not negatively impact the Neighborhood Protection Overlay area.

---

## Condition 2 – Cross-Access to the West

A waiver is requested for the condition requiring cross-access to the west.
The property to the west is currently zoned residential and is not developed for commercial use. As such, providing cross-access in this location is not practical and would not serve a functional purpose. There is no existing or anticipated need for vehicular connectivity between the subject site and the adjacent residential property.

The subject site currently functions with adequate access, circulation, and parking independently, and no circulation issues have been identified under long-term site operation. Requiring cross-access to a residentially zoned property would introduce potential conflicts and is not consistent with the existing land use pattern.

Given that the adjacent property is residential and not intended for commercial integration, the requirement for cross-access to the west is unnecessary and does not support site functionality or compatibility.

---

## Conclusion

The requested waivers address conditions that are no longer applicable or practical given existing site conditions, surrounding land uses, and long-standing site operation. The subject property provides adequate buffering, separation, and site functionality without the need for the required intensive landscape buffer or cross-access to the west.

The request supports orderly review of the site under current Clark County standards while maintaining compatibility with adjacent residential development.

Approval of the requested waiver of conditions is respectfully requested.

**Sincerely,**

Ashley Patterson

Ashley Patterson
Trustee
417-379-7843
Ashley@LondonEnt.co

06/17/26 BCC AGENDA SHEET

26

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**WS-26-0239-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify buffering and screening standards; and **2)** modify residential adjacency standards.
**DESIGN REVIEW** for site modifications to an existing commercial development on 0.98 acres in a CP (Commercial Professional) Zone.

Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action)

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RELATED INFORMATION:

**APN:**
177-16-501-051

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate the landscape buffer along the south property line where a 15 foot wide landscape strip consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
   b. Allow an existing 5.5 foot high decorative screen wall to remain along the south property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Reduce the rear setback adjacent to an NPO-RNP property to 28 feet where 30 feet is required per Section 30.04.06G (a 7% reduction).

**LAND USE PLAN:**
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**
**Project Description**
General Summary

- Site Address: 365 E. Windmill Lane
- Site Acreage: 0.98
- Project Type: Modifications to commercial development (shade structure)
- Number of Stories: 1
- Shade Structure Height (feet): 14
- Square Feet: 3,200
- Parking Required/Provided: 24/28
- Sustainability Required/Provided: 7/2

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Site Plan

The plans depict an existing single story, 8,680 square foot commercial building with existing attached sidewalks, street landscaping, access driveway, parking lot and perimeter landscaping. The building is located along the eastern portion of the site, with a north-south orientation. Parking is located along the west of the building, on both sides of the driveway. The building is set back 5 feet from the east property line; 15 feet from the north property line along Windmill Lane; 118 feet from the south property line; and 80 feet from the west property line. The site has access via Windmill Lane.

Along the south side of the property is an existing wash located between the existing commercial site and the existing single-family residential subdivision to the south. An existing 5.5-foot decorative screen wall (unpermitted) was constructed 28 feet north of the south property line. Additionally, there is a vacant pad between the existing commercial building and the two existing shade structures (unpermitted) erected on the southeast side of the site, 28 feet north of the residential development. The shade structures were installed to provide shade for the existing playground equipment located in that area as one of the businesses on site is a daycare facility. The playground as well as the vacant pad are fenced by a 6 foot high wall. The applicant is requesting the proposed modifications to the site to legalize both currently unpermitted shade structures and the wall.

Landscaping

The plan depicts an existing 15 foot wide street landscaping strip with large mature trees. Along the west side of the side, adjacent to the parking lot is an existing 5 foot wide landscaping strip consisting of medium and large mature trees. Additionally, on the west side of the building, there are existing, mature medium tress. The current application includes a waiver of development standards to eliminate the required 15 foot wide buffering landscape strip along the south property line and to allow the existing 5.5 foot high decorative wall to remain in-lieu of the required 8 foot high decorative screen wall.

Elevations

The photos provided illustrate dark green shade structures consisting of rectangular shade sails (tensioned fabric). These fabric sails are anchored to dark brown posts, which are 14 feet in height.

Applicant's Justification

The applicant states the existing commercial development was approved via ZC-1425-03. The commercial building, parking, perimeter walls, sidewalks, and landscape improvements were installed as approved. However, the south wall and shade structures were installed without permits. In addition, the trash enclosure was relocated from the originally approved location.

The applicant further states the existing residential properties to the south have a combination of physical separation and grade change providing substantial buffering and screening between the commercial site and the adjacent Neighborhood Protection Overlay (NPO) residential properties. The existing 5.5 foot high decorative screen wall along the southern portion of the site also adds to the buffering and screening requirements as an alternative to the Code required buffering and screening, and the requested waiver will not negatively impact adjacent residential properties.

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Also, the reduction in the rear setbacks adjacent to the adjacent to the RNP-NPO lot should not negatively impact the residential uses to the south.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| WS-16-0760 | Waiver of development standards to increase the area of a wall sign | Denied by BCC | February 2017 |
| ZC-1425-03 | Zone change that reclassified the site from R-E to CRT zoning for an office building | Approved by BCC | March 2004 |
| VS-1427-03 | Vacation and abandonment of patent easements | Approved by BCC | October 2003 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Neighborhood Commercial | CP | Commercial development |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 | Single-family residential |
| East | Public Use | RS20 | Undeveloped |
| West | Neighborhood Commercial | RS20 | Undeveloped |

**Related Applications**

| Application Number | Request |
|---|---|
| WC-26-400039 (ZC-1425-03) | A waiver of conditions of a zone change for cross access and landscaping 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.

Waivers of Development Standards #1
Staff finds that even though the residential property to the south has a natural physical separation (wash) between the existing commercial site and the existing residential subdivision, the shade

structures in the playground, the fence surrounding it and the 5.5 foot high decorative screen wall along the southern portion of the site do not seem to have building permits. Staff understands the commercial development was constructed approximately 20 years ago, and only slight changes are currently proposed to the existing site conditions. However, because those changes were constructed without permits, the applicant shall comply with today's Code requirements. The site does have sufficient space to provide the required buffering and screening. The proposed screen wall does not meet today's Code requirements, and the applicant is requesting to eliminate the required 15 foot wide landscape buffering adjacent to less intensive uses. Therefore, staff cannot support this request.

Waivers of Development Standards #2

The actual affected residence is set back approximately 50 feet south of the 14 foot high shade structures; and there is a natural wash between the uses. Even though the required 30 foot setback is not met, the applicant constructed the shade structures 28 feet away from the property lines of the NPO properties and there is sufficient space between the uses. Staff could support this request but is unable to as staff is not support the other waiver of development standards.

Design Review

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

The proposed site design includes the request to eliminate buffering and screening and modify the screening requirements along the south. Although staff understands the existing commercial development was constructed several years ago, staff finds the adopted changes to the site conditions were implemented without permits and the site has sufficient physical space to meet today's Code requirements for buffering and screening adjacent to less intensive uses. The proposed waiver requests are also the result of a self-imposed hardship. As a result, staff is unable to support the design review 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.

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** ASHLEY PATTERSON
**CONTACT:** ASHLEY PATTERSON, VALLEY BUILDERS, 5857 HEAVEN VIEW DRIVE, LAS VEGAS, NV 89135

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# Comprehensive Planning
# Application meeting information

*IMPORTANT INFORMATION ON MANDATORY MEETINGS*

**APPLICATION NUMBER(s):** WS-26-0239 & WC-26-400039

26A

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

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

Date 5/27/2026

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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*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. N/A Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 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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1650 S. Hollywood, Las Vegas

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

**WINCHESTER**
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

**Revised 3/4/26**

# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-102033
ASSESSOR PARCEL #(s): 177-16-501-051
PROPERTY ADDRESS/ CROSS STREETS: 365 E Windmill Lane- Windmill Lane & Bermuda

## DETAILED SUMMARY PROJECT DESCRIPTION

The project consists of installing a new rear landscape buffer along the portion of rear property line adjacent to the developed parking area. Work includes creating a planter bed approximately 36" wide, adding amended planting soil, installing drought-tolerant trees and scrubs, providing rock mulch or decomposed granite groundcover, and adding drip irrigation as required. No changes to the existing building, parking, circulation, or site layout are proposed.

## PROPERTY OWNER INFORMATION

NAME: Lynette Zimmerman / Hudson Capital Developments LLC
ADDRESS: 5857 Heaven View Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 417-379-7843 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Darren Patterson
ADDRESS: 5857 Heaven View Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 417-299-4559 CELL ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ashley Patterson
ADDRESS: 5857 Heaven View Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 417-379-7843 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)* | Property Owner (Print) | Date |
|---|---|---|
| | Darren Patterson | 04/14/2026 |

# JUSTIFICATION LETTER for the WAIVER of DEVELOPMENT STANDARDS & DESIGN REVIEW Request

**Project:** 365 Windmill Lane – Existing Site Conditions, Design Review, and Site Clarification
**Jurisdiction:** Clark County, Nevada

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**Date:** January 19, 2026
**To:**
Clark County Department of Comprehensive Planning 500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE:** Justification Letter – Design Review / Land Use Application
**Project Address:** 365 Windmill Lane
**APN:** 177-16-501-051

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## Project Description

The applicant is requesting review of existing site conditions, associated design review items, and site clarification for the commercial property located at 365 Windmill Lane.
The property currently operates as a three-unit commercial development. Historical approved plans associated with ZC-1425-03 contemplated a fourth commercial unit; however, that fourth unit was never constructed.
The current application does not request a new building addition at this time. Instead, the application documents existing site conditions, parking configuration, landscape improvements, shade structures, trash enclosure location, and residential adjacency conditions for review under current Clark County requirements.

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## Existing Site Conditions and Historical Plan Clarification

The subject property contains an existing commercial development with established parking, perimeter walls, fencing, shaded areas, sidewalks, and landscape improvements that have functioned in long-term site operation.
Certain historical site elements shown on prior approved plans associated with ZC-1425-03 differ from actual field conditions currently existing on site.

The shaded area identified on current plans has historically remained an open, gated area and has not functioned as parking in the manner reflected on certain prior records.

In addition, dumpster placement shown on older approved plans does not reflect the long-standing operational location currently existing on site.

The fourth suite reflected on historical city plans was also never constructed.

The current application documents exist in field conditions as they physically exist today for review under current development standards and to accurately reflect long-standing site operation.

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## Existing Uses on Site

The property currently contains three operating commercial units consisting of:

- Unit 1: General Office
- Unit 2: Personal Services / Med Spa
- Unit 3: Preschool / Daycare

No additional building square footage is proposed under this application at this time.

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## Relationship to Historical Approval ZC-1425-03

Historical approvals associated with ZC-1425-03 established the original commercial development framework for the site, including a fourth unit shown on approved plans that was not ultimately constructed.

The present application is intended to clarify current field conditions relative to those historical approvals and identify where existing site operation differs from older plan depictions.

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## Parking and Access

Based on current building areas and Clark County Title 30 parking ratios, the site requires 23.95 parking spaces. The property currently provides 28 on-site parking spaces, including two ADA-accessible spaces, resulting in a surplus of 4.05 parking spaces, or a 14.46% surplus.

Existing parking layout has functioned safely under long-term site operation and continues to exceed required parking demand.

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## Waiver of Development Standards – Buffering / Screening

A waiver of development standards is requested for full installation of an 8-foot decorative screen wall along the south property line. Existing site conditions include an established decorative wall along the property boundary.

The subject property is further separated from the residential properties to the south by an existing natural drainage channel (wash) and the offset location of the on-site wall, which is constructed approximately 28.88 feet north of the south property line. This combination of physical separation and grade change provides a substantial buffer between the commercial site and the adjacent Neighborhood Protection Overlay (NPO) residential properties.

The existing drainage channel (wash) is characterized by significant depth and loose, unconsolidated soil conditions, which limits the feasibility of additional structural improvements or planting within this area. These conditions further reinforce the role of the wash as a natural buffer and support the use of alternative buffering methods along the south property line.

The proposed landscape improvements shown on the submitted landscape plan are intended to enhance buffering along this edge while minimizing disturbance to long-standing site conditions. These improvements include the addition of two (2) new trees and four (4) shrubs, in combination with the preservation of existing mature trees with canopy spreads of approximately 25 feet at maturity, which provide additional screening and shading along the residential interface.

Due to the existing wall, separation distance, natural buffering provided by the wash, and proposed landscape enhancements, the intent of the buffering and screening requirements is achieved. Strict application of the 8-foot screen wall requirement is therefore not necessary, and the requested waiver will not negatively impact adjacent residential properties.

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## Waiver of Development Standards – Rear Setback / Residential Adjacency

A waiver is requested for rear setback conditions adjacent to the Neighborhood Protection Overlay (NPO) area where existing long-standing site improvements currently exist.

The existing development includes established site features such as perimeter walls, parking areas, and circulation that have functioned in their current configuration over time. The site is further separated from the residential properties to the south by an existing natural drainage channel (wash) and the offset location of the on-site wall, which is constructed approximately 28.88 feet north of the south property line, providing additional distance and buffering between uses.

No new intensification of rear setback impacts is proposed under this application. The request reflects existing conditions that have operated compatibly with surrounding residential properties and are not being expanded or intensified.

Given the existing separation, buffering conditions, and long-standing site operation, the requested waiver will not adversely affect the adjacent Neighborhood Protection Overlay area.

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## Design Review Request

Design Review approval is requested for existing and current site elements including:

- Existing shaded structure
- Trash enclosure area
- Parking layout clarification
- Landscape improvements
- Residential adjacency buffering
- Landscape improvements within the parking area through preservation of existing mature trees and the addition of two (2) new trees and four (4) shrubs as shown on the submitted landscape plan, with tree canopy spreads of approximately 25 feet at maturity

These improvements and clarifications are intended to accurately document the site and maintain compatibility with surrounding development.

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## Conclusion

The current request documents existing site conditions, addresses long-standing field conditions relative to historical approvals, maintains parking adequacy, improves buffering adjacent to residential property, and supports orderly review of the site under current Clark County standards.

Approval of the requested applications is respectfully requested.

**Sincerely,**

Ashley Patterson

Trustee
417-379-7843
Ashley@LondonEnt.co

# Enterprise TAB meeting with Public Works

**Advanced Planning for Additional/Expanded East- West Arterials.**

**Enterprise is a rapidly expanding town.**

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

**Significant connectivity barriers:**

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

**Enterprise Arterials:**

- Current arterials in Enterprise are underdeveloped.
  - 2 of 3 developed arterials need to be fully built , including utilities' installation where needed.
  - Warn Springs Rd is a single lane in sections.
  - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west conductivity needs to be added.
  - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
    - Work with NDOT for bridge across I-15
    - Work with UPRR for bridge across UPRR tracks
    - Expand utilities in RNP area where needed.
  - Windmill Ln build out from Valley View Blvd to Durango Dr.
    - Eliminate sawtooth sections.
    - Work with UPRR for bridge across UPRR tracks
    - Expand utilities in RNP area where needed.
  - Pebble Ln expansion.
    - Work with NDOT for bridge across I-15.
    - Develop to arterial standards from Las Vegas Blvd to Decatur Blvd.
    - Develop collector standards from Decatur Blvd to Lindell Rd.
    - Develop collector standards from Bronco St to Rainbow Blvd.
    - Develop to arterial standards from Rainbow Blvd. to Hualapai Way.
    - Expand utilities in RNP area where needed.

**Update rural road standards.**

# Enterprise TAB meeting with Public Works

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The current local street design standard also does not meet the needs of the RNP neighborhoods.
  - The local/collector street design eliminates activities associated with the RNP.
  - The RTC diagrams 244.10-60, 244.11-80 and 244.12-100 are not available for use in Enterprise.
- The roads in and adjacent to the RNP area should accomplish the following:
  - Provide a safe path for pedestrians, bicycles and horses.
  - Provide drainage to prevent flooding.
  - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
  - Provide other traffic mitigation to slow down cut-through traffic.
  - Use mini traffic circles at the intersections for local and collector streets.
  - Provide streetlights at intersections.
  - Provide utilities for water and sewer where they do not exist.