ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center
9855 Gilespie Street
Las Vegas, NV 89183
June 10, 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 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for May 27, 2026. (For possible action)

IV. Approval of the Agenda for June 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action) 06/16/26 PC

2. **ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action) 06/16/26 PC

3. **WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce setback; 3) reduce street landscaping; 4) increase parking; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action) 06/16/26 PC

4. **DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:**
DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: 1) public facility (recreation center); 2) additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park and playgrounds; 3) accessory structures; and 4) signage on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action) 07/07/26 PC

5. **VS-26-0278-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action) 07/07/26 PC

6. **WS-26-0279-EAGLE NEST HENDERSON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) increase fill.
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlays and Neighborhood Protection (RNP). Generally located west of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/rr/(For possible action) 07/07/26 PC

7. **TM-26-500075-EAGLE NEST HENDERSON, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in a RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Maule Avenue and the west of Valley View Boulevard within Enterprise. MN/rr/kh (For possible action) 07/07/26 PC

8. **VS-26-0276-MONTANA COMDOMINIUMS:**
VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action) 07/07/26 PC

9. **WS-26-0277-KB HOME LAS VEGAS, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action) 07/07/26 PC

10. **ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalks; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action) 07/08/26 BCC

11. **ZC-26-0295-REISS RONALD TRS**:
ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action) K07/08/26 BCC

12. **VS-26-0298-REISS RONALD TRS:**
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action) 07/08/26 BCC

13. **WS-26-0297-REISS RONALD TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) 07/08/26 BCC

14. **PUD-26-0296-REISS RONALD TRS:**
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) 07/08/26 BCC

15. **TM-26-500079-REISS RONALD TRS:**
TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) 07/08/26 BCC

16. **VS-26-0293-PARDEE HOMES NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (descriptionon file). JJ/ji/kh (For possible action) 07/08/26 BCC

17. **WS-26-0294-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action) 07/08/26 BCC

VII. General Business

1. 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: July 1, 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 27, 2026

MINUTES

Board Members	David Chestnut, Chair **PRESENT** Kaushal Shah **PRESENT** Andy Toulouse **PRESENT**	Barris Kaiser, Vice Chair **PRESENT** Chris Caluya **EXCUSED**
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.

Jamie Miller, 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 May 13, 2026 (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for May 13, 2026.
Motion **PASSED** (4-0)/ Unanimous

IV. Approval of Agenda for May 27, 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:

2. PA-26-700017-HORIZON WEST HOMES, LLC:
3. ZC-26-0208-HORIZON WEST HOMES, LLC:
4. VS-26-0207-HORIZON WEST HOMES, LLC:
5. WS-26-0209-HORIZON WEST HOMES LLC:
6. TM-26-500053-HORIZON WEST HOMES LLC:

7. PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:
8. ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:
9. VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:
10. WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:
11. TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:

13. ZC-26-0260-NV NAP 6, LLC:
14. VS-26-0262-NV NAP 6, LLC:
15. WS-26-0261-NV NAP 6, LLC:
16. TM-26-500067-NV NAP 6, LLC:

17. ZC-26-0267-PARDEE HOMES NEVADA:
18. VS-26-0268-PARDEE HOMES NEVADA:
19. WS-26-0269-PARDEE HOMES NEVADA;
20. TM-26-500069-PARDEE HOMES NEVADA:

21. VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROTRS:
22. WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

23. WC-26-400031 (ZC-23-0729)-CENTURY COMMUNITIES NEVADA, LLC:
24. WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC:

25. WC-26-400039 (ZC-1425-03)-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:
26. WS-26-0239-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:

Motion by David Chestnut
Action: APPROVE agenda for May 27, 2026, amended
Motion PASSED (4-0)/ Unanimous

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 & 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**

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

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**

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

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**

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

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**

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

5. **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) **06/16/26 PC**

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

6. **TM-26-50 0 053-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) **06/16/26 PC**

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

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**

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

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**

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

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**

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

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**

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

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) **06/16/26 PC**

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

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**

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

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**

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

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**

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

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**

Motion by David Chestnut
Action: **DENY** Waivers of Development Standards #1, 2, 4 and 6
APPROVE Waivers of Development Standards # 3, 5 and 7
DENY Design Review
Per staff if approved conditions.
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

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

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**

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

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**

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

21. **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) **06/17/26 BCC**

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

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**

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

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**

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

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
- Provide cross access for lots to the east and west if compatible uses are developed

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

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**

Motion by David Chestnut
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 topics update for the Public Works discussion was presented for review. A suggestion was made to send the TAB concerns to the Rural Alliance Advisory Committee when approved. The review will continue at the next Enterprise TAB 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.

- A citizen is concerned about the coordination between the BLM and the regional agencies that have land reservations. It is very difficult for individuals to ascertain the status of BLM land reservations. These reservations can greatly affect how a neighborhood is developed.

IX. Next Meeting Date

The next regular meeting will be June 10, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Dave Chestnut
Action**: ADJOURN** meeting at 8:41 p.m.
Motion **PASSED** 4(-0) /Unanimous

Advanced Planning for Additional/Expanded Arterials.

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

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 development is underway.
  - 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
  - Windmill Ln build out from Valley View Blvd to Durango Dr.
    - Eliminate sawtooth sections.
    - Work with UPRR for bridge across UPRR tracks

- Pebble Ln expansion.
  - Work with NDOT for bridge across I-15.
  - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
  - Develop collector standards from Decatur Blvd to Lindell Rd.
  - Develop collector standards from Bronco St to Rainbow Blvd.
  - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south conductivity needs to be added.
  - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
  - The land to the west of Valley View Rd is developing rapidly.
  - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
  - The NV DMV facility will bring high volume of vehicles.

□

Update rural road standards.

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

06/16/26 PC AGENDA SHEET

1

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:
177-07-105-005; 177-07-105-008

EXISTING LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Existing Land Use: Single-family residence

Applicant's Justification
The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). The applicant is also requesting a zone change on these parcels from RS20 (Residential Single-Family 20)to IL (Industrial Light). This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, the site's location and size make it less likely or less viable for commercial development. Light industrial development at the site accomplishes master plan goals encouraging the promotion of different industries and employment opportunities. The site is just east of the Union Pacific Railroad. There are existing Business Employment (BE) designations along the railroad and further to the east side as well.

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single family residential
West	Neighborhood Commercial	CG	Mini warehouse facility

Related Applications

Application Number	Request
ZC-26-0255	A zone change from RS20 to IL is a companion item on this agenda.
WS-26-0256	A waiver of development standards and design review for a warehouse building with accessory office space 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.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the east side of Decatur Boulevard. The site is adjacent to an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the east and there are currently no industrial zoned or planned uses on the east side of Decatur Boulevard between the railroad tracks to the north and Maulding Avenue to the south. Therefore, Decatur Boulevard currently acts as a clear line of demarcation between the light industrial uses to the west and the Ranch Estate Neighborhood farther to the east.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

DRAFT

Staff Recommendation
Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on 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
If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

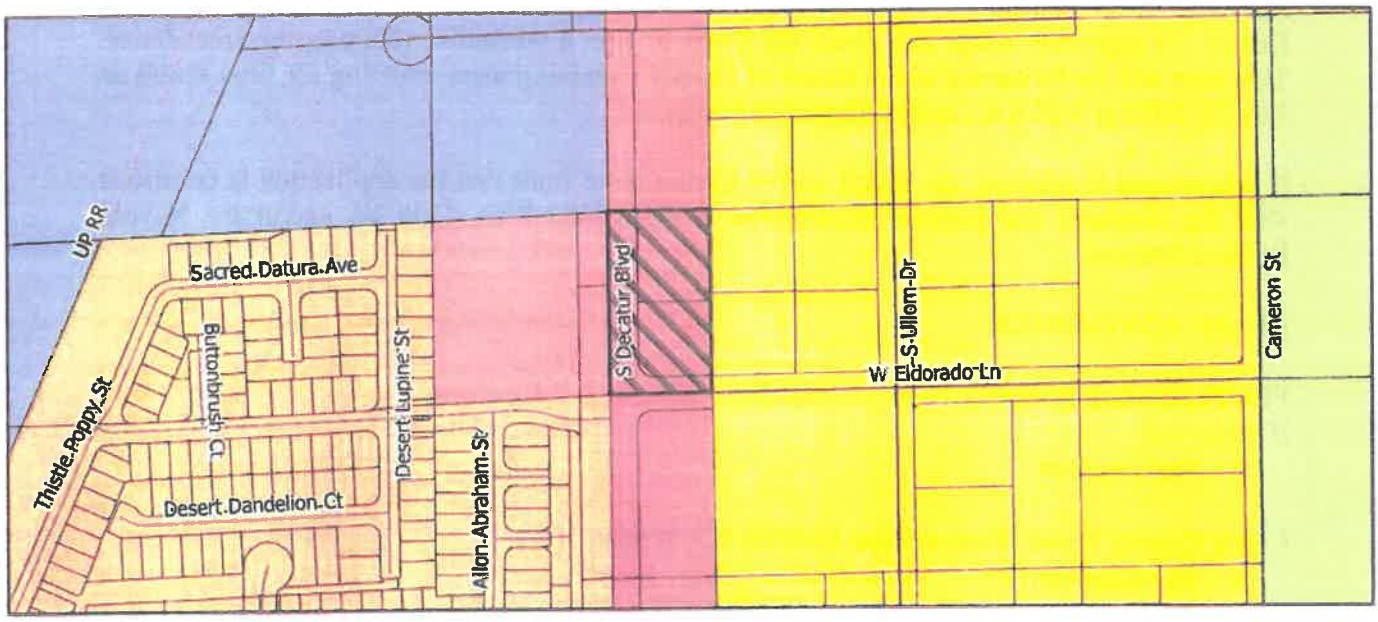
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SUSTAINABLE DEVELOPMENT FUND 1, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115

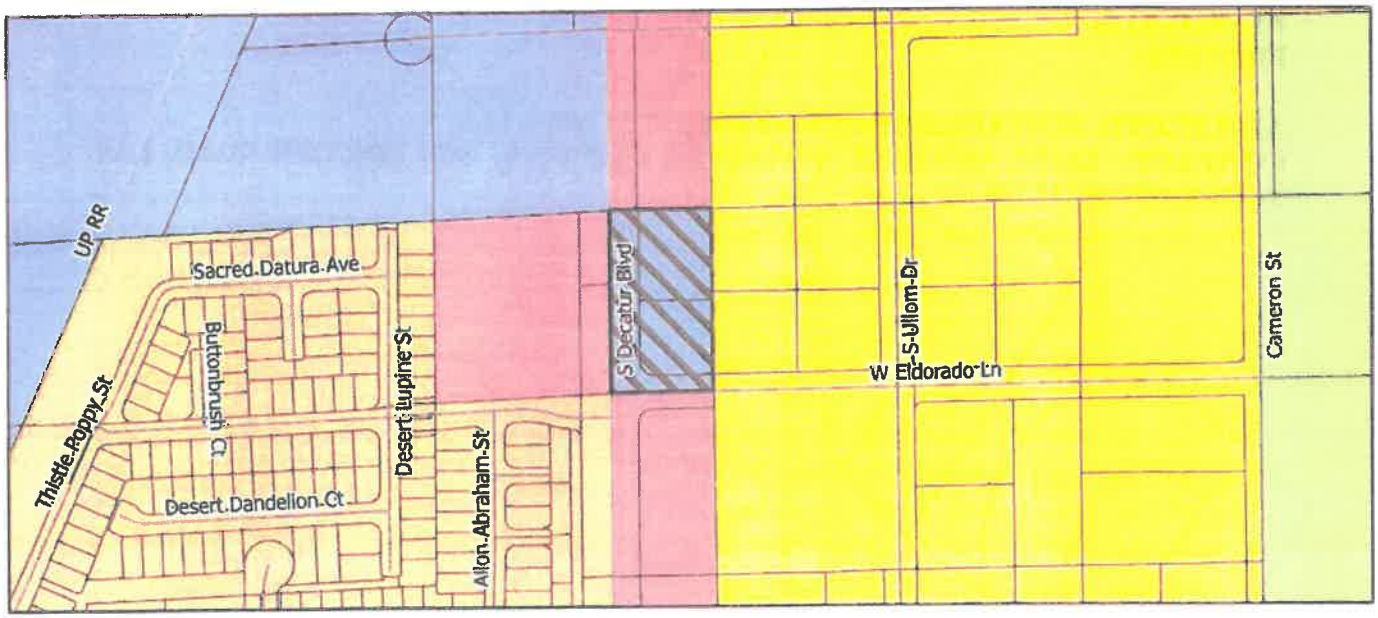
DRAFT

Planned Land Use Amendment
PA-26-700021

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

0 200 400 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-26-700021, ZC-26-0255, WS/DR-26-0256

1A

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 # 26-100065
ASSESSOR PARCEL #(s): 17707105005 & 17707105008

PROPERTY ADDRESS/ CROSS STREETS: NEC of Decatur Boulevard and Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Waivers of Development Standards and Design Review for a Warehouse development with accessory office space

PROPERTY OWNER INFORMATION

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

*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.

Manager Michael Zuliani 1/26/26

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

March 16, 2026

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

Re: Justification Letter – Master Plan Amendment for Warehouse Development
Sustainable Development Fund 1 LLC
APN: 177-07-105-005 & -008

To Whom It May Concern:

Please be advised this firm represents Sustainable Development Fund 1 LLC (the "Applicant") in the above referenced matter. The site is 0.95 acres generally located east of Decatur Boulevard and north of Eldorado Lane. The site is more particularly described as Assessor's Parcel Numbers 177-07-105-005 & -008 (the "Site"). The Site currently has a land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is requesting a master plan amendment.

Master Plan Amendment

The Applicant is requesting a master plan amendment from NC to Business Employment (BE). The proposed master plan amendment encourages industry and employment opportunities. The Site is currently planned for commercial. The Site's location and size make it less likely or less viable for commercial development. Light industrial development at the Site accomplishes master plan goals encouraging the promotion of different industries and employment opportunities.

The Site is just east of the Union Pacific Railroad. There are existing BE designations along the railroad. There are more BE designations further to the east as well. There is existing NC across the street that appears more industrial in appearance. The Site is located along Decatur Boulevard, an arterial roadway. The Site is close to the 215, I-15, and Blue Diamond Road. The proposed plan amendment is compatible with the area as it is in close proximity to the railroad, existing industrial development, and it is currently planned for commercial. The BE designation will ultimately be less intense than most uses in the NC designation and can serve as a buffer between the railroad and industrial uses to the west and the existing residential to the east.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Mark W. Mulhall

06/16/26 PC AGENDA SHEET

2

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:
177-07-105-005; 177-07-105-008

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Existing Land Use: Single-family residence

Applicant's Justification
This request is a zone boundary amendment to IL (Industrial Light) zoning. According to the applicant, there is existing IL (Industrial Light) and IP (Industrial Park) developments to the northwest and the west along the Union Pacific Railroad. There is additional IP (Industrial Park) to the east along the I-15 corridor. This area is a blend of light industrial and residential uses. It is situated in an ideal location along an arterial (Decatur Boulevard) near the 215 Beltway, I-15, the railroad, and Blue Diamond Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
West	Neighborhood Commercial	CG	Mini warehouse facility

DRAFT

Related Applications

Application Number	Request
PA-26-700021	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-26-0256	A waiver of development standards and design review for a warehouse building with accessory office space is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds this request for IL (Industrial Light) zoning is too intense for, and not compatible with, the areas on the east side of Decatur Boulevard. The IL (Industrial Light) zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. The site is also adjacent to an existing Ranch Estate Neighborhood to the east and there are currently no industrial zoned or planned uses on the east side of Decatur Boulevard, between the railroad tracks to the north and Maulding Avenue to the south. This project would extend higher intensity uses next to an established NPO-RNP. As a result, Decatur Boulevard should act as a border between the industrial uses to the west and the NPO-RNP farther to the east. Therefore, for these reasons, staff finds the request for IL zoning not appropriate for this location.

Department of Aviation

If approved:

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

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:

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

DRAFT

of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0462-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUSTAINABLE DEVELOPMENT FUND 1, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700021, ZC-26-0255, WS/DR-26-0256 2A

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 # 26-100065
ASSESSOR PARCEL #(s): 17707105005 & 17707105008

PROPERTY ADDRESS/ CROSS STREETS: NEC of Decatur Boulevard and Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Waivers of Development Standards and Design Review for a Warehouse development with accessory office space

PROPERTY OWNER INFORMATION

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

*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.

Manager MICHAEL ZULIANI 1/26/26

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

March 23, 2026

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

Re: Justification Letter – Zone Change for Warehouse Development
Sustainable Development Fund 1 LLC
APN: 177-07-105-005 & -008

To Whom It May Concern:

Please be advised this firm represents Sustainable Development Fund 1 LLC (the "Applicant") in the above referenced matter. The site is 0.95 acres generally located east of Decatur Boulevard and north of Eldorado Lane. The site is more particularly described as Assessor's Parcel Numbers 177-07-105-005 & -008 (the "Site"). The Site currently has a land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is requesting a zone change (there are companion applications for a Plan Amendment, Design Review with Waivers of Development Standards, and a Tentative Map).

Zone Change

The Applicant is requesting a zone change from RS20 to Industrial Light (IL). There is existing IL and Industrial Park (IP) developments to the northwest and the west along the Union Pacific Railroad. There is additional IP to the east along the I-15 corridor. This area is a blend of light industrial and residential uses. It is situated in an ideal location along an arterial (Decatur Boulevard) in close proximity to the 215, I-15, the railroad, and Blue Diamond. While the Site is currently zoned RS20, that is a placeholder designation as the site is planned for commercial. There is existing commercial immediately across Decatur to the west. It is a storage facility. Very similar in character to what is being proposed. There is also the existing bakery just to the west. The light industrial development will create less traffic than potential commercial uses that would utilize this Site. The Zone Change is appropriate for the Site and will not have adverse impacts on the surrounding community instead it will add new industry and employment opportunities on an arterial road in close proximity to the railroad and existing industrial uses.

06/16/26 PC AGENDA SHEET

3

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** reduce setback; **3)** reduce street landscaping; **4)** increase parking; and **5)** alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action)

RELATED INFORMATION:

APN:
177-07-105-005; 177-07-105-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a trash enclosure 15 feet from a residential district where a minimum separation of 50 feet is required per Section 30.04.06K (a 70% reduction).
   b. Allow roll-up overhead doors to face a residential zone where not permitted per Section 30.04.06N.
2. Reduce the front setback to 11 feet where a minimum of 20 feet is required per Section 30.02.19B (a 45% reduction).
3. Reduce street landscaping along Decatur Boulevard to 9 feet where a 10 foot wide landscape area with large trees placed every 30 feet on center is required per Section 30.04.01D.
4. Increase parking to 26 spaces where a maximum of 16 spaces is permissible per Section 30.04.04D (a 63% increase).
5. a. Reduce approach distance for a driveway along Eldorado Lane to the intersection f Eldorado Lane and Decatur Boulevard to 35 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).
   b. Reduce throat depth for a driveway along Eldorado Lane to 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 14,077
- Parking Required/Provided: 14/28 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 14,077 square foot office/warehouse building. Parking is located on the north and east sides of the building, with 28 spaces provided where 14 are required and a maximum of 16 is permitted. The trash enclosure is located on the east side of the building, 15 feet from the adjacent residential zone where a minimum separation of 50 feet is required, hence a waiver. The building is positioned with an 11 foot front setback along Decatur Boulevard, reduced from the required 20 feet to accommodate building placement necessitating another waiver. Along the east property line, the structure maintains a setback of approximately 65 feet. The north side of the building is set back approximately 32 feet from the property line, while the south side maintains an approximate 20 foot setback. Access is provided from Decatur Boulevard in the northwest portion of the site and from Eldorado Lane in the southeast portion of the site, where the driveway incorporates a reduced throat depth of 13 feet in lieu of the required 25 feet, necessitating an additional waiver.

Landscaping

Along the east property line, the plan includes a 15 foot intense landscape buffer with a double row of evergreen trees spaced at 27 feet on center. This buffer is supplemented by an 8 foot CMU screen wall. Street frontage landscaping is provided along both Decatur Boulevard and Eldorado Lane; however, the landscape depth along Decatur Boulevard is reduced to 9 feet in lieu of the required 10 feet (5 feet on both sides of a detached sidewalk), necessitating a waiver. Additional landscape areas are located at the northeast and northwest corners of the site, as well as within internal parking areas.

Elevations

The elevations depict a tilt-up concrete warehouse building incorporating smooth and fluted panel treatments, accent color bands, and parapet-screened mechanical equipment. The structure has a maximum height of 35 feet to the top of the parapet, with a slight grade variation resulting in a peak height of approximately 37 feet at the northern portion of the site. Tenant entrances along the west elevation include glazed storefront systems with transom windows and black powder-coated steel awnings that provide weather protection and define each entry. The east elevation contains multiple 12 foot by 14 foot overhead roll-up doors serving the warehouse bays, while the north and south elevations continue the same material palette and architectural detailing for consistency around the structure.

Floor Plans

The floor plan depicts a single-story warehouse divided into seven tenant bays, each with an associated 12 foot by 14 foot overhead door on the east side and a ground-floor office area with

DRAFT

an optional mezzanine office above. The warehouse areas are open and unobstructed to support flexible operations, while the office components are positioned along the west elevation adjacent to the primary entrances. Internal circulation is direct, with each unit functioning independently and no shared interior corridors.

Applicant's Justification

The applicant states that the requested waivers are necessitated by the physical constraints of this 0.95 acre infill parcel, including its north to south orientation, limited depth along Eldorado Lane, and adjacency to existing single-family residential development to the east. The applicant explains that locating the trash enclosure on the east side of the site results in a 15 foot separation from the residential zone, but that this placement allows the building to be shifted farther west and away from the homes, with impacts mitigated through an 8 foot CMU wall and a 15 foot intense landscape buffer. The applicant further notes that the overhead roll-up doors must face east due to the building's orientation and the need to maintain functional warehouse access, and that these doors are similarly screened by the wall and landscape buffer. The reduced 11 foot front setback and corresponding reduction in the street landscape buffer along Decatur Boulevard are described as necessary to accommodate the building footprint, internal circulation, and the existing bus stop. The applicant also indicates that the 30-foot driveway approach distance and 13 foot throat depth along Eldorado Lane are unavoidable due to the parcel's limited southern frontage and proximity to the Decatur Boulevard intersection, and asserts that anticipated traffic volumes for the project are low enough to avoid operational conflicts.

Surrounding Land Use

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

Related Applications

Application Number	**Request**
PA-26-700021	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-02555	A zone change from RS20 to IL 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

The applicant requests to allow a trash enclosure within 50 feet of a residential zone. Although a 15 foot wide landscape buffer with evergreen trees and a decorative screen wall is proposed, the proximity of the trash enclosure to the existing single-family residences to the east will result in potential noise, odor, and visual impacts that cannot be adequately mitigated. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #1b

The applicant requests to allow roll-up overhead doors to face east toward a residential zone. Operational noise from frequent door openings/closings and associated warehouse activities will have direct and unmitigated impacts on the adjacent residential neighborhood. Even with proposed screening, the building orientation fails to preserve the character of the surrounding residential area. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #2

Staff cannot support reducing the front setback to 11 feet where 20 feet is required. The significant reduction compromises required street landscaping and pedestrian amenities along Decatur Boulevard. The infill nature of the site and desire to shift the building away from residences do not provide sufficient justification to reduce the front setback so drastically. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #3

Staff cannot support reducing the required street landscape area to 9 feet where 10 feet (two 5 foot landscape strips) is required. Even a modest reduction diminishes the intended buffering, visual relief, and pedestrian separation provided by the standard landscape requirement. The applicant's justification does not demonstrate a site-specific hardship or unique condition that would warrant decreasing the minimum landscape width, nor does it show that the reduced depth would achieve the same functional and aesthetic outcomes as the standard. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #4

Staff finds that the request to increase parking is a self-imposed hardship that can be avoided by redesigning the site to comply with Title 30. The applicant has not provided a compelling justification for the increased parking or provided mitigating measures. Therefore, staff cannot support this request.

DRAFT

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 office-warehouse development does not fully meet the applicable nonresidential design standards of Title 30. While the building incorporates tilt-up concrete panels, accent color bands, and parapet-screened mechanical equipment, several key elements of the site design and operational layout remain inconsistent with Title 30 design and development standards. The project relies on multiple waivers to accommodate the infill parcel, including reduced setbacks, overhead doors oriented toward a residential zone, and reduced driveway approach and throat depths. Although buffering and screening is provided along the eastern property line, these measures do not fully mitigate the functional and visual impacts associated with the building orientation and access configuration. For these reasons, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5a

Staff has no objection to the reduced approach distances along Eldorado Lane. The applicant worked with staff to design the driveway as far east as possible. However, because Public Works cannot fully support the application, staff cannot support this request.

Waiver of Development Standards #5b

Staff cannot support the reduction in the throat depth that could result in stacking of vehicles into Eldorado Lane. The driveway to the site on Eldorado Lane is too close to the major intersection, which compounds the safety concerns.

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

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.

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Applicant shall submit a Vacation and Abandonment application to accommodate detached sidewalks;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 90 days to record said separate document for the Decatur Boulevard improvement project.

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

DRAFT

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0462-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUSTAINABLE DEVELOPMENT FUND 1, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700021, ZC-26-0255, WS/DR-26-0256

3A

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 # 26-100065
ASSESSOR PARCEL #(s): 17707105005 & 17707105008

PROPERTY ADDRESS/ CROSS STREETS: NEC of Decatur Boulevard and Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Waivers of Development Standards and Design Review for a Warehouse development with accessory office space

PROPERTY OWNER INFORMATION

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sustainable Development Fund 1 LLC
ADDRESS: 4880 W Eldorado Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

*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.

Manager — Michael Zuliani — 1/26/26

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

April 16, 2026

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

Re: Justification Letter – Waivers of Development Standards, Design Review, and Tentative Map for Warehouse Development with Accessory Office Space
Sustainable Development Fund 1 LLC
APN: 177-07-105-005 & -008

To Whom It May Concern:

Please be advised this firm represents Sustainable Development Fund 1 LLC (the "Applicant") in the above referenced matter. The site is approximately 0.95 acres generally located east of Decatur Boulevard and north of Eldorado Lane. The site is more particularly described as Assessor's Parcel Numbers 177-07-105-005 & -008 (the "Site"). The Site currently has a land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant has companion applications for a Plan Amendment to Business Employment (BE) and a zone change to Industrial Light (IL). The Applicant requests waivers of development standards, design review, and a tentative map for a warehouse development with accessory office space.

Waivers of Development Standards

The Applicant is requesting the following waivers of development standards:

1. To allow a trash enclosure within 50 feet of an area subject to the Residential Adjacency Standards. The Site is bordered by existing residential development to the east. The unique nature of this development on this infill parcel is that placing the trash enclosure anywhere on the Site would necessitate this waiver. Placing the trash enclosure on the western side of the Site would still necessitate the waiver and it would cause the building to be closer to the existing residential. The building is now further away from the residential. The trash enclosure is buffered from the existing residential by a 15 foot intense landscape buffer with double row of evergreen trees. The trash enclosure is screened by concrete walls that are painted to match the building color scheme.

2. To allow the overhead roll-up doors to face east toward the area subject to Residential Adjacency Standards. This waiver is also necessitated by the unique nature of the Site being infill, oriented north to south, and a smaller parcel. Ultimately, moving the building away from residents was important and to do so requires the overhead doors to face the

residential rather than having the back of the building near the property line with the overhead doors to the west. The overhead doors will be screened by the screen wall and the intense landscape buffer which will minimize any impacts to neighbors.

3. To allow a 6' setback from the front property line where 20' is required. This again is due to the unique nature of the parcel and to accommodate moving the building further away from residential and closer to Decatur. This allows for parking and landscaping to be on the eastern portion of the Site. There will still be landscaping, a sidewalk, and a bus stop in front of the Site.

4. To allow attached sidewalk where detached sidewalk is required along Decatur Boulevard. The Applicant is required to maintain the existing attached sidewalk due to the existing bus stop located west of the Site along Decatur Boulevard.

5. To allow an approach distance of 35 feet for the Eldorado Lane commercial driveway where 150 feet is required. The Site is oriented in a north-south manner so that the eastern and western boundary lines are longer than the northern and southern boundary lines. This allows the Site to comply with this requirement for Decatur Boulevard but makes it impossible to comply on Eldorado Lane. Decatur Boulevard is an arterial road and the vast majority of traffic will be on Decatur. There is not a high level of traffic on Eldorado which reduces concerns for this waiver. It will help funnel traffic back onto Decatur.

6. To allow a throat depth of 13 feet for the commercial driveway on Eldorado Lane where 25 feet is required. There are no access gates to the Site. There is not a lot of parking required at the Site because there will likely not be a lot of cars needing to be parked or a large influx of traffic to the Site. Queueing will not be an issue on the Site. The reduction is warranted and does not create any additional, substantial conflicts.

Design Review

The Applicant requests a design review for a warehouse development with accessory office space. The proposed development consists of a 14,077 square foot light warehouse building. There is approximately 2,400 square feet of office space on the floor level and approximately 4,800 square feet of office space on the loft level. The building only covers 34% of the Site where 80% is permitted. The building has a maximum height of 37'-3" due to the slight grade difference at the northern portion of the Site. Generally, the building has a maximum height of 35 feet to the top of the parapet and a height of 30 feet to the roof.

The proposed development provides 30 parking spaces where 30 parking spaces are required (12 spaces for the warehouse, 6 spaces for the office area on the floor level, and 12 spaces for the office area on the loft level). Two of the spaces are accessible. There are two bicycle racks provided where two are required. The parking is to the east of building and is screened by the intense landscape buffer. There is access to the Site at the northwest portion of the Site from Decatur Boulevard and at the southeast portion of the Site from Eldorado Lane.

There is an intense, 15 foot landscape buffer with double row of evergreen trees along the eastern property line. There is also landscaping at the south and east of the building. There are also two landscaping areas at the northeast and northwest portions of the Site.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Mark W. Mulhall

07/07/26 PC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:

DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: **1)** public facility (recreation center); **2)** additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park and playgrounds; **3)** accessory structures; and **4)** signage on a portion of 225.0 acres in a P-F (Public Facility) Zone.

Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action)

RELATED INFORMATION:

APN:
176-28-301-003 ptn

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:
Project Description
General Summary

- Site Address: 8101 Mountains Edge Parkway
- Site Acreage: 65 (portion)
- Project Type: Park expansion & public facility (recreation center with ancillary buildings, restrooms & shade structures)
- Number of Stories: 2
- Building Height (feet): 57 (top of peak) (Recreation center), 56; 18 (restrooms)
- Square Feet: 75,392 (recreation center), 1,136(restrooms)
- Signs: 4 (monument signs)
- Parking Required/Provided: 235/540

Site Plans
The plans depict an existing public park (Mountains Edge Regional Park) featuring athletic/sports fields and play areas. A 2 story recreation center is proposed at the northwest corner of the park and is set back as follows: 1) 190 feet from the west property line along Durango Drive; and 2) 250 feet from the north property line, adjacent to Mountains Edge Parkway. Access to the overall site is granted via an existing driveway located along Mountains Edge Parkway. In addition to the existing driveway, there will also be vehicle access to the recreation facility from a new interior park roundabout that aligns with Cane Breeze Street along Mountain's Edge Parkway and a new driveway approach from Durango Drive. Parking is

DRAFT

located on the north, east, and west sides of the proposed community center with pedestrian access to the main building entrance on the north side. The project has 540 existing parking spaces provided for the entirety of the public park.

There will be additional park amenities added. The proposed improvements will be located directly west of what exists along Mountain's Edge Parkway and will encompass approximately 65 acres. The following will be added to the park: 1) soccer complex (with full size, turf fields and LED sports field lighting and bathrooms); 2) pickleball complex (with shade pavilions and bleachers); 3) basketball complex (with 5 NBA sized courts, shade structures and benches); 4) botanical demonstration garden; 5) skate park (benches for seating and shade canopy); 6) bike pump track; 7) playground; and 8) ancillary park amenities.

Elevations

The plans depict a 2 story, 36 foot high recreation center featuring a metal roof and fascia with an exterior consisting of EIFS and an aluminum storefront window system. The building features a translucent wall system with varying rooflines; the tallest point of the roof will stand approximately 57 foot high, and all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The community center will have signage on the north and west side of the building with multi-colored stone façade panel and will also be painted with neutral, earth tone colors.

Floor Plans

The plans depict a 2 story, 75,392 square foot recreation center including the following on the first floor of the facility: 1) gymnasium; 2) dance/yoga room; 3) exercise/fitness room; 4) multi-purpose classrooms; 5) arts and crafts room; 6) restroom facilities; 7) equipment and storage rooms; 8) office and conference rooms; 9) weight room; and 10) breakroom. The second floor, or mezzanine level, features a circular walking/jogging track with two, 3 foot wide lanes. The facility is designed to accommodate a future Aquatics Center expansion that is not part of this application.

The plans also depict one story, 1,136 square foot restrooms buildings with a pitched roof, that will be separate from the recreation center. The restrooms are scattered throughout the park and stand 18 feet high; they will be painted with earth tones to match the recreation center.

Signage

The plans depict 4 foot high monument signs located throughout the site along park entrances on Cactus Avenue, Durango Drive, Mountains Edge Parkway and Buffalo Drive. The monument signs are set back from the public street. The signs will feature the name of the park and the Clark County logo. Wall signs are depicted on building elevations; The wall signs state "Mountains Edge Regional Park". All letters for the wall signs will be backlit ensuring no glare or direct light leave the project site. The Clark County logo affixed to the building elevations consists of box signs with interior lights. The logo will be depicted with translucent panels in front permitting the logos to be visible at night. There will also be directional signage throughout the park, ranging in size from 12 to 14 feet high.

DRAFT

Applicant's Justification

The proposed recreation center will serve the surrounding residential neighborhoods that are within walking distance of the park. The recreation center will offer a variety of activities and will be used by residents within the surrounding area. The existing location of the park is ideally suited for a recreation center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0084	Air quality monitoring station and associated monitoring tower within an existing park	Approved by PC	March 2019
DR-0248-17	Site and building lighting in conjunction with an approved public park	Approved by BCC	May 2017
DR-0399-15	Phase 2 of the regional park consisting of a public park, buildings, and all associated uses primarily for baseball fields (Mountain's Edge Park Adult Baseball Fields) on 25 acres	Approved by BCC	August 2015
DR-0361-13	Phase 1 of the regional park consisting of a public park and all associated uses including, but not limited to, a multi-purpose turf area, sports court area, fitness area, meditation garden, amphitheater, restroom, shade structures, playground equipment, and walking trails on 21 acres	Approved by BCC	August 2013
UC-0902-08	Park entry feature and all associated uses on approximately 0.6 acres at the corner of Mountains Edge Parkway and Buffalo Drive	Withdrawn	September 2008
UC-0643-06	Recreation building that will offer a gymnasium, fitness center, various recreation and multi-purpose rooms, general classrooms, courtyard areas, offices for administration, neighborhood services, and park police - expired	Approved by PC	June 2006
ZC-1313-02	Reclassified this property to P-F zoning	Approved by BCC	December 2002

*The park is located within the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (MN)	RS3.3	Single family residential development
South, & East	Public Facilities	P-F	Portions of the future regional park site

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 Reviews

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

The Clark County Parks, Trails, and Open Space Report state that the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed use and design of the recreation center and additional park amenities will positively impact the residents of the surrounding neighborhoods by providing a variety of options for participation in sports, exercise and community engagement. By providing public amenities, such as the recreation center within the park, residents will have an additional recreational opportunity that will strengthen the sense of community in the surrounding area. The design of the recreation center is consistent with the Parks, Trails, and Open Space report. The design of the directional, monument and wall signs are consistent and compatible with the overall design of the park and recreation center. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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.

DRAFT

Public Works - Development Review

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

Fire Prevention Bureau

- Provide 24 minimum fire lane/drive aisles throughout. Noticed 12 feet in certain areas which is not acceptable.

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 #0581-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EBTISAM BOTROS
CONTACT: SANDY BARNUM, KNIT, 7250 PEAK DRIVE #216, LAS VEGAS, NV 89128

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0290

4A

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

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

Date 6/10/2026

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: 7/7/2026 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: Click or tap to enter a date. Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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

Signed Application Form

Tuesday, November 25, 2025 9:15 AM

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 176-28-301-002

PROPERTY ADDRESS/ CROSS STREETS: 8101 Mountain's Edge Parkway, Las Vegas, NV / S Durango Dr, W Cactus Ave, W Mountains Edge Parkway, S Buffalo Dr

DETAILED SUMMARY PROJECT DESCRIPTION

This phase of the overall project will add a recreation Center, Soccer fields, Warm-up area, Skate area, bike pump track, outdoor amphitheater, basketball courts, pickleball courts, Botanical demonstation Garden, Gateway Features, restroom and concession areas, multi-use train and walking path, and parking to the Mountain's Edge Park.

PROPERTY OWNER INFORMATION

NAME: Clark County (RPM) Lease C/O K Williams, Project PM, Clark County Design & Construction Administrator Ebtisam (Sam) Botros

ADDRESS: 500 S Grand Central Pkwy 4th Flr

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: 702.455.4924 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Project PM, Clark County Design & Construction Administrator Ebtisam (Sam) Botros

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: 702.455.4924 CELL 702.467.0960 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: KNIT Studios, Danny McGinnis Associate Principal

ADDRESS: 7250 Peak Drive , suite 216

CITY: Las Vegas STATE: NV ZIP CODE: 89128

TELEPHONE: 702.341.2273 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.

Shauna Bradley — Property Owner (Signature)*

Shauna Bradley — Property Owner (Print)

Nov 25, 2025 — Date

April 30, 2026

Jazmine Harris
Clark County Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89106

Subject: Clark County Mountain's Edge Recreation Center and Park Justification Letter
APN: 176-28-301-003
Address: 8101 Mountain's Edge Parkway, Las Vegas NV 89178
Waivers of Development Standards: None
Land Use Plan: Open Lands (OL)
Zoning Classification: Public Facility (PF)

Ms. Harris,

We are delighted to present this Design Review Application for Clark County Mountains Edge Recreation Center and Park. The project is situated at the southeast corner of Mountains Edge Parkway and Durango Drive in Clark County, Nevada. The parcel encompasses 225 acres; 50 acres are developed and function as the existing Mountain's Edge Park. This application aims to enhance approximately 65 acres into additional park space and construct a two-story, approximate 75,392 square foot community recreation center, thereby expanding the total improved park to 115 acres. The remaining 110 acres will remain unimproved for future park improvements.

The improvements will consist of:

1. **Recreation Center –** The building is set back approximately 190'-0" from the Durango Drive ROW and 250'-0" from the Mountains Edge Parkway ROW. Vehicle access to the facility will be from a new interior park roundabout that aligns with Cane Breeze Street along Mountain's Edge parkway and a new driveway approach off Durango Drive. Vehicle parking lots are designed as smaller lots to avoid large expanses of parking lots and located on the North, East and West sides of the building with pedestrian access to the building main entry on the North. LED lighting on light standards will be placed throughout the lots and designed to minimize light pollution. The building will be constructed of fiber cement panels, stone façade panels, corrugate & smooth metal panels with storefront and translucent wall systems to daylight the interior. Exterior color palette will be desert/ earth tones to blend into the park. The building height varies from 21'-0" to 36'-0" on the North to 56'-6" at the peak of the sloped roof on the East, West and South elevations. These parapets will screen all rooftop mounted equipment from public view. Interior amenities include: 2 basketball courts, multi-use athletic court, multi-purpose rooms, yoga, dance, athletic 2-lane track, art, music, E-sports, aerobic fitness, free weights, and administration areas. The facility is designed to accommodate a future Aquatics Center expansion that is not part of this application.

   Recreation Center General Summary:
   - Building Type: Community Recreation Center
   - Building Area: Level 1: 55,194 SF. Level 2: 20,198 SF. Total SF: 75,392 SF
   - Building Height: 56'-6"
   - Building number of Stories: 2

- Building Signage: Not a part of this application
- Parking Required/Provided: 235/235

2. **Park Improvements –** The proposed improvements will be located directly west of the existing park along Mountain's Edge Parkway to Durango Drive and South along Durango Drive to the existing NVE energy utility easement that runs diagonally across the site from the NW to the SE. The area of improvements encompasses approximately 65 acres. There is an existing SNPLMA recreation trail that will be re-routed through the site to accommodate new park amenities. There are two existing shade structures along this trail that will remain in place. A proposed parkway with single lane each direction and parallel parking will run diagonally through the site allowing access to the park amenities and providing connectivity from Mountain's Edge Parkway to the future CCSD high school along West Cactus Avenue.
    a. **Soccer Complex** with four full size (225'x360') "FIFA" compliant turf fields, LED sports field lighting. and plaza space with restroom building, covered shade pavilions and (2) 7'-0" high x 24'-0" long concrete walls at warm-up areas for wall ball drills. Restroom building to be Clark County standard constructed from Integral color CMU block, corrugated metal panels and standing seam metal roofing and colors to match recreation building. Building roof is pitched with max height of 18'-8".
    b. **Pickleball Complex** with 20 standard play pickleball courts and 1 championship court with covered shade pavilions adjacent to the court and portable bleacher seating, 4'-0" tall side fences around courts and 6'-0" tall end court fencing, central plaza w restroom building/storage and LED court lighting. Restroom building to be Clark County standard constructed from Integral color CMU block, corrugated metal panels and standing seam metal roofing and colors to match recreation building. Building roof is pitched with max height of 18'-8". Shade Pavilion to be constructed from structural steel members with standing seam room and concrete column bases/benches. Painted to match recreation center finishes. Height of Pavillion Is 15'-0".
    c. **Basketball Complex** with 5 NBA sized (94'-0" x 50'-0") courts, LED court lighting, shade structure, benches and 8'-0" fencing around courts.
    d. **Botanical Demonstration Garden** with focus on water conservation and native vegetation, shade structures, paved loop pedestrian trail, and educational signage identifying plants. Shade Pavilion to be constructed from structural steel members with standing seam room and concrete column bases/benches. Painted to match recreation center finishes. Height of Pavillion Is 15'-0". Additional decorative shade canopies in the shape of flowers and butterflies are included throughout the garden. Max height of these structures is 10'-0".
    e. **Skate Park –** recessed concrete skate elements including a variety of ramps, ledges, rails. Benches for seating and shade canopy.
    f. **Bike Pump track** with skills course constructed out of earthen berms to create jumps, rollers/bumps for BMX, mountain bikes and scooters.
    g. **Playground –** Inclusive play structure with canopy and fall protection surfacing for ages 2-5 and 5-12 located adjacent to the soccer complex plaza.
    h. **Park Amenities –** Event turf with underground irrigation, pedestrian lighting, benches and wayfinding signage

i. **Trash, Switchgear and Sprinkler Pump Enclosures**
    i. **Trash Enclosure** – constructed from Integral color CMU with metal b-deck swinging gates and metal trellis canopy. Height to top of trellis is 11'-0".
    ii. **Trash & Switchgear Enclosure** – constructed from Integral color CMU with metal b-deck swinging gates and metal trellis canopy. Height to top of trellis is 11'-0".
    iii. **Trash, Switchgear Enclosure with and Pump house** - constructed from Integral color CMU with metal b-deck swinging gates and metal trellis canopy over the trash and switchgear. Pump room is fully enclosure and conditioned. Height to top of trellis is 11'-0" and height to top of roof structure over pump room is 14'-0".

Park Improvements General Summary:

- Building Type: Community Park with Supporting Buildings (Restrooms & shade structures)
- Building Area: Restrooms: 1,136 SF/ building
- Building Height: Restrooms: 18'-8"; shade structures:15'-0", trash enclosure: 11'-0", pump house: 14'-0"
- Building number of Stories: Restrooms – 1 story
- Site Signage: Included in this application
    - Monument signs will be placed at most of the driveways
    - Other signage is shown on the revised signage plan
- Parking Required/Provided: 462/540
- Bus stops were added per RTC Recommendations

Thank you for your consideration and please contact the undersigned at (702) 341-2279 with any additional concerns or questions.

Sincerely,

Danny McGinnis, AIA
Associate Principal
Knit
7250 Peak Drive Suite 216
Las Vegas NV 89128

07/07/26 PC AGENDA SHEET

5

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0278-EAGLE NEST HENDERSON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
177-06-602-025; 177-06-602-029

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1312-05	Vacation and abandonment of easements - recorded	Approved by PC	October 2005
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL (AE-60)	Public utility structure and commercial complex
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Undeveloped

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

DRAFT

Related Applications

Application Number	Request
WS-26-0279	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500075	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 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 and right-of-way 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;
- 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.

DRAFT

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DHI ENGINEERING
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

Comprehensive Planning Application Form

5A

APPLICATION PRE-REVIEW # 25-101992

ASSESSOR PARCEL #(s): 177-08-602-025 and-029

PROPERTY ADDRESS/ CROSS STREETS: Maule Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Maule Valley View NW Single Family Residential - Tentative Map
Design Review
Waiver of Development Standards
Vacation of Patent Easements/Portion of Public ROW

PROPERTY OWNER INFORMATION

NAME: Eagle Nest Henderson, LLC
ADDRESS: 14 Sugareberry Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: D.R. Horton/ Monique O'Neill
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: _____ CELL 702-883-5309 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-413-0955 CELL 725-270-0087 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.

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

01/16/2026
Date

January 16, 2026

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

RE: Maule Valley View Northwest
Vacation Justification Letter
APNs 177-06-602-029 and 177-06-602-025

Dear Sir/Madam:

On behalf of our Client, D.R. Horton, DHI Engineering respectfully request the vacation of BLM patent easements running along the west side of the property. This BLM patent easement is no longer needed when this project is fully developed.

Also, due to detached sidewalk requirements, we would like to vacate 5-ft of right-of-way along Maule Avenue fronting this project.

Please refer to the Tentative Map and Site Plan submitted with this application package.

We appreciate your review and approval. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

07/07/26 PC AGENDA SHEET

6

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0279-EAGLE NEST HENDERSON, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate buffering and screening; **3)** increase retaining wall height; and **4)** increase fill.
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlays and Neighborhood Protection (RNP).

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

RELATED INFORMATION:

APN:
177-06-602-025; 177-06-602-029

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Valley View Boulevard where required per Section 30.04.01D.
2. Eliminate buffering and screening adjacent to a freeway where a 15 foot landscape buffer with an 8 foot decorative screen wall is required by Section 30.04.02C.
3. a. Increase retaining wall height along Valley View Boulevard to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 67% increase).
   b. Increase retaining wall height along Maule Avenue to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
4. Increase fill to 4 feet within 5 feet of a shared property line (west property line) where 3 feet of fill within 5 feet of a shared property line is the maximum height allowed per Section 30.04.06F (a 33% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 3.03
- Project Type: Single-family residential development
- Number of Lots: 6
- Density (du/ac): 1.98

DRAFT

- Minimum/Maximum Lot Size (square feet): 20,151/24,832 (gross)/16,611/18,000 (net)
- Number of Stories: 1 and 2
- Building Height (feet): Up to 28
- Square Feet: 4,425 to 4,650

Site PlanS

The proposed plans depict a 6 lot single-family residential subdivision located at the northwest corner of Maule Avenue and Valley View Boulevard. All lots will access from a private street which is proposed to be a 39 foot wide located along the western side of the lots. The private street connects to Maule Avenue located to the south. The private street is proposed to terminate in an L-shaped stub street on the north end of the subdivision. Sidewalk improvements include a detached sidewalk along Maule Avenue, and an existing attached sidewalk along Valley View Boulevard.

Landscaping

The plans depict street landscaping along Maule Avenue in compliance with Title 30, including two, 5 foot wide landscape strips with medium trees and shrubs on each side of a detached sidewalk. Street landscaping is not proposed along Valley View Boulevard, which is the subject of a waiver request. Additionally, a landscape buffer and screen wall is not provided along the north side of Lot 6 adjacent to the 215 Beltway, which is also the subject of a waiver request.

Elevations

The plans show single-family detached homes comprising two different 2 story models and one 1 story model. The 2 story models range from 27 feet to 28 feet in height, while the 1 story model is 18 feet in height. Each model includes 3 different elevations. The concrete tile roofs consist of a pitched gable roof and a contemporary angled roof. The front facades include covered entries, stone veneer, and a variety of garage door styles as well as front and side-loading garages. The exteriors on all 4 sides of all models consist of stucco finish, variable rooflines, popouts, with 3 to 4 car garage on all homes.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 2 story models feature a first floor plan with 1,867 square feet and a second floor with 2,558 square feet for a total of 4,425 square feet. The plans include 5 bedrooms, a loft, and a laundry room on the 2nd floor and a multi-gen suite with a bedroom, living room, kitchen and dining areas on the 1st floor. Each model has a 3 to 4 car garage and a rear covered patio. The 1 story floor plan is 4,650 square feet and features 4 bedrooms, a game room, great room, dining room, kitchen with a nook, covered outdoor patio, and two side loading garages with an auto court.

Applicant's Justification

The applicant is proposing 6 single family lots with two different 2-story plans and one single-story plan. The site drains from Maule Avenue north towards the 215 Beltway. The applicant is requesting a waiver to allow up to 3.5 feet of fill within 5 feet of a shared property line to the west which is justified by an existing retaining wall which is 5 feet higher than the subject site. The request to eliminate the landscape buffer and decorative screen wall along the north property line of Lot 6 is justified by the fact that the lot is 50 feet away from the 215 Beltway and the site

DRAFT

is higher also any noise generated by the 215 Beltway will be mitigated by an existing sound wall. The increase in retaining wall heights along Maule Avenue and Valley View Boulevard is requested due to topography and drainage needs.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1312-05	Vacation and abandonment of easements - recorded	Approved by PC	October 2005
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL (AE-60)	Public utility structure & commercial complex
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0278	A vacation and abandonment of a portion of right-of-way and easements is a companion item on this agenda.
TM-26-500075	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 that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

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

Waiver of Development Standards #1

Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. Valley View Boulevard is elevated above the subject site as it approaches the freeway overpass to the north. As a result, there is a significant slope behind the attached sidewalk which is a part of the right-of-way. Since this is a new development, the proposed subdivision can be redesigned to accommodate the street landscaping along the east property line and outside of the right-of-way. The proposed street landscaping would be positioned at approximately the same elevation as the Valley View Boulevard overpass, ensuring it is not recessed below the roadway. Landscaping along the east property line would provide meaningful mitigation by reducing heat-island effects and helping to minimize wind and dust impacts. Staff does not support eliminating the street landscaping along Valley View Boulevard.

Waiver of Development Standards #2

The intent of buffering and screening adjacent to a freeway corridor is to mitigate noise, air quality impacts, and other externalities generated by high-volume vehicular traffic, thereby protecting the livability and compatibility of adjoining properties. In this case, the 215 Beltway is situated below the grade of the adjacent Lot 6, and an existing freeway noise wall is located approximately 50 feet north of the lot. The applicant is not providing the required 15-foot landscape buffer; however a 6 foot block wall is proposed along the north property line of Lot 6; therefore, increasing the wall height to 8 feet could be accommodated. Staff finds that appropriate buffering and screening remain necessary to reduce noise and other adverse impacts on the residential uses adjacent to the 215 Beltway. Based on these considerations and the absence of the required landscape buffer, staff cannot support the request.

Waivers of Development Standards #3a & #4

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill along an existing retaining wall along the west side of the site is the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. Portions of the subject site are lower than the property to the west, therefore, any impacts on the existing neighborhood should be minimal. The standards for the NPO-RNP state that waivers for increased retaining wall height are strongly discouraged. However, in the case of the retaining wall along Valley View Boulevard, a portion of the Valley View right-of-way is 35 to 70 feet wide, and creates a physical barrier between the subdivision and the actual roadway; therefore any impacts along Valley View Boulevard would be minimal. Therefore, staff can support these requests.

Waiver of Development Standards #3b

As mentioned above, standards for the NPO-RNP state that waivers for increased retaining wall height are strongly discouraged. The retaining wall along Maule Avenue will be higher than the street. This wall could be tiered so that the retaining wall height standards are met. Therefore, staff cannot support this request.

DRAFT

Design Review

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

The architectural design of the residences is consistent with the existing single-family homes in the area, and the development is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 1 and 2 story homes which is consistent with the existing single-family developments surrounding the site which include both 1 and 2 story homes. The building design includes at least 2 architectural features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. One model also includes side loading garages. The design supports Master Plan Policies 1.4.4, 1.5.2 and policies for the Enterprise area including EN-1.1 and EN-1.2 which encourage compatible infill development within Ranch Estate Neighborhoods. Therefore, staff can support the design review.

Department of Aviation

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

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any 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;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as

DRAFT

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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Ensure turnround is minimum 70 feet end to end
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0319-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DHI ENGINEERING
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

Comprehensive Planning Application Form

6A

APPLICATION PRE-REVIEW # 25-101992

ASSESSOR PARCEL #(s): 177-06-602-025 and-029

PROPERTY ADDRESS/ CROSS STREETS: Maule Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Maule Valley View NW Single Family Residential - Tentative Map
Design Review
Waiver of Development Standards
Vacation of Patent Easements/Portion of Public ROW

PROPERTY OWNER INFORMATION

NAME: Eagle Nest Henderson, LLC
ADDRESS: 14 Sugareberry Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: D.R. Horton/ Monique O'Neill
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: _____ CELL 702-883-5309 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-413-0955 CELL 725-270-0087 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.

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

01/16/2026
Date

DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

May 27, 2026 – Rev 1

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

RE: Maule Valley View Northwest
Design Review/Waiver of Development Standards Justification Letter
APNs 177-06-602-029 and 177-06-602-025

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Design Review and Waiver of Standards for the above-mentioned project. The proposed development is located at the northwest corner of Maule Avenue and Valley View Boulevard.

DRH intends to develop 6 single-family Lots residential subdivisions on 3.03 acres, which yields a density of 1.98 units/acre. The minimum and maximum gross lot size is 20,151 square feet and 24,832 square feet respectively. This gives an average gross lot size of 22,005 square feet.

The minimum and maximum net lot size is 16,661 square feet and 18,000 square feet respectively, with an average net lot size of 17,229 square feet.

As shown on the Tentative Map and Site Plan submitted, these lots net lot square footages are less than 18,200 square feet net require for RS-20 zoning. However, these lots are adjacent to Valley View Boulevard. Therefore, the 10 percent reduction in lot square footage needs to be applied for these lots. The minimum net square footage with the reducing is 16,200 square feet. These lots are well over the reduce lots square footage as allow per Title 30.

Design Review – A Single-Family Residential Development:
Our client would like to construct three (3) different floor plans on this site. The floor plans square footage vary in size. They are as follows:

a. Plan 4425 (4-car) - a two-story plan with 4,425 square feet, 4 car garages with a maximum height of 27 foot 5-3/4 inches
b. Plan 4425 (3Car) – a two-story plan with 4,425 square feet, 3 car garages with a maximum height of 27 foot 5-3/4 inches
c. Plan 4650 (4-car) – a single-story home with 4,650 square feet, 4 car garages with a maximum height of 18-foot and 11 inches

The above-mentioned floor plan will have three different elevations, four different color schemes and stone veneer finished.

Topography:
The existing topography shows slope/drain, from Maule Avenue to the north toward Pamalyn Avenue/I-215 Beltway. Therefore, we propose a high point for Street "A" closest to Maule Avenue and then slope back toward Pamalyn Avenue/I-215 Beltway. This design will follow the existing drainage pattern. As mentioned above, Valley View Boulevard is located on the east side, and it is elevated.

REVISED
05/27/2026 RR
WS-26-0279

Waiver of Development Standards 1 – Grading:
Per Title 30.0406(F), all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from the shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.
4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line.

We are asking to allow a maximum of 3.5 feet of fill 5 feet from shared property line where 3 feet of fill is allowed. Please note, the adjacent development constructed a retaining wall of approximately 5-ft higher than this site. By raising the site, it will help with the retaining wall and grade adjacency conditions.

Waiver of Development Standards 2 – Buffering and Screening:
Per Title 30.04.02C – Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. This requirement is required along the north property line of Lot 6 as shown on the Site Plan and Tentative Map attached due to proximity of the existing I-215 Beltway.

We are asking to waive this requirement. Lot 6 is approximately 50 feet from the right-of-way and existing wall of the I-215; and the site is higher than the I-215. Therefore, any noise generated from the I-215 is already mitigated by the existing sound wall and will not affect the proposed development. Also, the landscape buffer will not be seen from the I-215.

Waiver of Development Standards 3 – Fences and Walls:
Per Title 30.04.03.C2.i - Maximum Wall Heights stated, "Retaining walls shall be no more than 3 feet in height, as measured above finished grade of the street or sidewalk or adjacent property".

We are asking to increase the retaining wall from 3 feet to 4.8 feet along Valley View Boulevard, a 60% increase. The 4.8 foot-retaining wall is needed to develop the site fully due to the existing topography mentioned above. Lastly, we are asking to increase the retaining wall along Maule Avenue from 3 feet to 4 feet. This increase is needed due to the high point located in "Street A" to prevent existing flows from entering the site.

This wall increases mentioned above will not have any negative impact on the adjacent development since it is adjacent to public right-of-way and not adjacent to any existing development.

Waiver of Development Standard 4 – Street Landscaping:
Per Title 30.04.01.7 "Landscaping shall be provided along a public street where sidewalk is required". We are asking to waive this requirement along Valley View Boulevard fronting our development. Valley View Boulevard, as it is currently constructed, is much higher than the proposed development.

The estimated number of trees not being provided "based on large trees spaced every 30 feet is 17 trees. We understand that this will be a fee-in-lieu of.

We appreciate your review and approval of the Design Review and Waiver of Development Standards. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

07/07/26 PC AGENDA SHEET

7

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500075-EAGLE NEST HENDERSON, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in a RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

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

RELATED INFORMATION:

APN:
177-06-602-025; 177-06-602-029

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.03
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 1.98
- Minimum/Maximum Lot Size (square feet): 20,151/24,832 (gross)/16,611/18,000 (net)

Project Description
The proposed plans depict a 6 lot single-family residential subdivision located at the northwest corner of Maule Avenue and Valley View Boulevard. All lots will access from a private street which is proposed to be a 39 foot wide located along the western side of the lots. The private street connects to Maule Avenue located to the south. The private street is proposed to terminate in an L-shaped stub street on the north end of the subdivision. Sidewalk improvements include a detached sidewalk along Maule Avenue, and an existing attached sidewalk along Valley View Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1312-05	Vacation and abandonment of easements - recorded	Approved by PC	October 2005
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL (AE-60)	Public utility structure & commercial complex
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0278	A vacation and abandonment of a portion of right-of-way and easements is a companion item on this agenda.
WS-26-0279	Waivers of development standards and a design review for a 6 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
This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed lots sizes are compliant with the underlying zoning and the number of proposed lots complies with the maximum density of the Master Plan. As a result, staff can support this request.

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

Staff Recommendation
Approval.

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

Building Department - Addressing

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

Department of Aviation

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

DRAFT

Fire Prevention Bureau

- Ensure turnround is minimum 70 feet end to end.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0319-2026 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DHI ENGINEERING
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101992

ASSESSOR PARCEL #(s): 177-08-602-025 and 029

7A

PROPERTY ADDRESS/ CROSS STREETS: Maule Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Maule Valley View NW Single Family Residential - Tentative Map
Design Review
Waiver of Development Standards
Vacation of Patent Easements/Portion of Public ROW

PROPERTY OWNER INFORMATION

NAME: Eagle Nest Henderson, LLC
ADDRESS: 14 Sugareberry Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: D.R. Horton/ Monique O'Neill
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: _____ CELL 702-883-5309 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-413-0955 CELL 725-270-0087 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.

Henry Moradi
Property Owner (Signature)*

Hamid "Henry" Moradi
Property Owner (Print)

01/16/2026
Date

March 11, 2026

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

RE: Maule Valley View Northwest
APNs 177-06-602-029 and 177-06-602-025

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Tentative Map for the above-mentioned project. The proposed development is located at the northwest corner of Maule Avenue and Valley View Boulevard.

DRH intends to develop 6 single-family Lots residential subdivisions on 3.03 acres, which yields a density of 1.98 units/acre. The minimum and maximum gross lot size is 20,151 square feet and 24,104 square feet respectively. This gives an average gross lot size of 22,005 square feet.

The minimum and maximum net lot size is 16,058 square feet and 18,059 square feet respectively, with an average net lot size of 17,368 square feet.

Lot 4 and Lot 5 have a net square footage of 16,850 square feet and 17,236 square feet respectively. They are less than the 18,200 square feet net require for RS-20 zoning. However, these lots are adjacent to Valley View Boulevard. Therefore, the 10 percent reduction in lot square footage needs to be applied for these lots. The remaining lots meet or exceed the 18,000 net square footage requirement.

Zoning:
The APNs mentioned above (the site) are currently zoned RS-20. The surrounding zoning is as follows:

a. North – CC I-215 beltway
b. West – RS-20
c. East (across Valley View Boulevard) – RS-20
d. South (across Maule Avenue) – RS-20

Current Site Plan:
As mentioned above, the current site plan shows 6 single-family residential units. All lots within the development will be accessed from the 39-foot-wide private streets (Street "A") with no sidewalk on both sides. Street "A" will then intersection Maule Avenue an 70-foot wide public right of way.

Topography:
The existing topography shows slope/drain, from Maule Avenue to the north toward Palmalyn Avenue/I-215 Beltway. Therefore, we propose a high point for Street "A" closet to Maule Avenue and then slope back toward Pamalyn Avenue/I-215 Beltway. This design will follow the existing drainage pattern.

The applications submitted for your review meet the minimum lot size and density requirements for Title 30 under RS-20 Zone. We appreciate your review and approval of these applications. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

8

07/07/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0276-MONTANA COMDOMINIUMS:

VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)

RELATED INFORMATION:

APN:
177-27-115-000

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a portion of right-of-way which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0243-09	Waiver of development standards to increase the wall/fence height	Approved by PC	May 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
West	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed Use	RM18 & CG	Multi-family residential

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

DRAFT

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

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

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW
CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0276__ 8A

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

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

Date 6/10/2026

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: 7/7/2026 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: Click or tap to enter a date.~~ ~~Time: 9:00 AM~~

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

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

~~*https://clarkcountynv.gov/agendas*~~

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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): 177-27-115-000

PROPERTY ADDRESS/ CROSS STREETS: Bermuda Road / Silverado Ranch Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate a portion of right-of-way being 177-27-199-005 that is not necessary for roadway purposes

PROPERTY OWNER INFORMATION

NAME: Clark County Public Works

ADDRESS: 500 S. Grand Central Parkway,

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: 702-455-4898 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Clark County Public Works - Development Review

ADDRESS: 500 S. Grand Central Parkway, 1st Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: 702-455-4898 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Antonio Papazian, Deputy Director - Clark County Public Works - Development Review

ADDRESS: 500 S. Grand Central Parkway, 1st Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: 702-455-4898 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)

Antonio Papazian
Property Owner (Print)

3/25/2026
Date

Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

March 25, 2026

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

RE: Vacation of Right-of-Way (APN 177-27-199-005)

Dear Ms. Ammerman:

Clark County Public Works is requesting the vacation of right-of-way (APN 177-27-199-005) south of Silverado Ranch Boulevard between Bermuda Road and Pollock Drive adjacent to APN 177-27-115-000. This right-of-way is landlocked and not needed for roadway purposes.

Thank you,

Antonio Papazian
Deputy Director

AP/kp

07/07/26 PC AGENDA SHEET

9

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0277-KB HOME LAS VEGAS, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:
177-19-711-035

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback for Lot 35 to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3970 Soaptree Yucca Avenue
- Site Acreage: 0.10
- Project Type: Single-family residence setback reduction

History & Site Plan
The plans depict a previously approved single-family residential subdivision via WS-24-0618, TM-24-500135, ZC-24-0617, and VS-24-0619. The approved subdivision features 72 lots on 11.35 acres. Access to the subdivision is along the western boundary adjacent to Hinson Street. The applicant is requesting to reduce the interior side setback along the east property line for Lot 35 to 4 feet where 5 feet is required per Title 30.

Landscaping
Landscaping is neither required nor a part of this request.

Applicant's Justification
The applicant states that since the setback reduction is being requested for a corner lot, it will not have a negative impact on the adjacent lots. Additionally, the applicant states that a preliminary

DRAFT

lot fit was performed with their original approval, but a shift in the adjacent private street created an odd angle on the east property line of the lot, and now the subject lot would not be able to accommodate any of the proposed models without a waiver of development standards.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-25-900060	Development Agreement for Serene and Hinson - recorded	Approved by BCC	April 2025
TM-24-500135	Tentative map for a 72 lot single-family residential subdivision	Approved by BCC	December 2024
VS-24-0619	Vacation and abandonment for a portion of right-of-way - recorded	Approved by BCC	December 2024
WS-24-0618	Waiver of development standards and design review for a single-family residential subdivision	Approved by BCC	December 2024
ZC-24-0617	Zone change for a 9.26 acre portion of the site from RS20 to RS3.3 zoning	Approved by BCC	December 2024
ZC-1505-05	Zone change for 177-19-703-004 from R-E to C-P zoning for an office building - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
East	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residential subdivision
West	Business Employment	RS5.2 & RS20	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts. Staff can support the waiver of development request to reduce the interior side setback from 5 feet to 4 feet. The subdivision features a 6 foot wide common element for landscaping in between the private street and Lot 35. Ultimately, the proposed residence will still maintain 10 foot setback from the private street to the east being Spiny Aloe Street. Therefore, staff can support this request.

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

DRAFT

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Development previously approved in 2024. For any fire department comments refer 2024 approval.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME
CONTACT: KB HOME, 5795 W. BADURA AVENUE # 180, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0277_

9A

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

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

Date 6/10/2026

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: 7/7/2026 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: Click or tap to enter a date. Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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 # 26-100226
ASSESSOR PARCEL #(s): 177-19-711-035
PROPERTY ADDRESS/ CROSS STREETS: 3970 Soaptree Yucca Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver to reduce side setbacks on a single lot to 4.5' where 5' is required.

PROPERTY OWNER INFORMATION

NAME: KB Home Las Vegas Ic
ADDRESS: 5795 Badura Ave., Suite #150
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-266-8400 CELL

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc., Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite #150
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-266-8466 CELL 702-449-5131 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: KB Home Las Vegas Inc., Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite #150
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-266-8466 CELL 702-449-5131 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)*	Christa Bilbrey, Sr. Director, Forward Planning Property Owner (Print)	5/4/2026 Date

kb HOME

Built on Relationships®

5795 Badura Avenue
Suite 150
Las Vegas, NV 89118

888-KB-HOMES
kbhome.com

May 4, 2026

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

Re:Aven
Lot 35 – 3970 Soaptree Yucca Avenue
Waiver of Development Standards - side setback

To Whom It May Concern:

KB Home respectfully requests a waiver of development standards to reduce the side setback on a single lot from 5' to 4' (a 20% reduction). Since the requested reduction is for a corner lot it won't have any impact on adjacent lots.

Although a preliminary lot fit analysis was performed at the beginning of the project, sometime during the course of reviews of the improvement plans and final map, there was a slight shift in the adjacent roadway creating an angle on the east property line of the lot. Due to this angle, it created a lot that doesn't fit any of the approved house plans for this product line. All other setback requirements are being met, including the minimum of 10' to right of way (there is an adjacent 6' common element lot for landscaping).

If you have any questions regarding this request, please don't hesitate to contact me at cbilbrey@kbhome.com or (702) 449-5131.

Sincerely,

Christa Bilbrey
Sr. Director, Forward Planning
KB Home Las Vegas Inc.

07/08/26 BCC AGENDA SHEET

10

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalks; **2)** security fence setback; **3)** full off-site improvements; **4)** unscreened mechanical equipment; and **5)** access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone.

Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:
176-23-401-016

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping and detached sidewalk requirement along Gomer Road where landscaping and a detached sidewalk is required per Figure 30.64-17.
2. Allow an 8 foot high security wall/fence on the south property line where it is required to be setback behind the landscaping per Section 30.64.020.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Chapter 30.52.
4. Allow ground mounted mechanical equipment around the perimeter of the building without screening where required per Table 30.56-2.
5. Reduce an access gate setback from the northwest property line at a private street to 18 feet where 50 feet is required for a gate closed during business hours per Section 30.64.020 (a 10% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 6670 Gomer Road
- Site Acreage: 2.7
- Project Type: Cannabis cultivation
- Number of Stories: 1

DRAFT

- Building Height (feet): 27
- Square Feet: 11,952 (existing)/15,969 (newly enclosed material shelters)/12,919 (new addition)/40,840 (total)
- Parking Required/Provided: 75/77

Site Plan

The previously approved plan depicts an existing office/warehouse building in an industrial area west of the railroad spur and east of Rainbow Boulevard, between Gomer Road and Richmar Avenue in Enterprise. The subject site (176-23-401-016) has current access from Gomer Road to the south, and Arden Road, a private access drive at the northwest corner of the property. The approved plans depict a single access driveway from the private access easement at the northwest corner from Arden Road. The existing building is set back 50 feet from the south property line at Gomer Road, 75 feet from the west property line, 30 feet from the north property line, and 78 feet from the east property line, and is situated in the middle of the site. The site provides 77 parking spaces where 75 parking spaces were required for the proposed office and cannabis cultivation uses. Current access to the site is provided by 2 commercial driveways, 1 in the northwest portion of the site from a private access called Arden Road, and 1 in the southwest portion of the site along Gomer Road. The Gomer Road access is proposed to be closed with a 8 foot high security wall/fence built on the property line that was a subject of a waiver. The majority of parking spaces are located along the west property line and south property line, with some located on the east and north sides of the parcel. The remaining access will continue to be from the northwest corner of the property and includes a gated entrance that will be closed during business hours and located 18 feet from the property line, and was included as a waiver request. A loading zone is located at the northwest corner of the building and along the east side of the building. The main entrance to the building is located at the east side of the building. A fire access road circles the building with water tanks, septic system and emergency power generator located on the east side of the property.

Landscaping

Per the previously approved plans, landscaping is located within the parking lot, and includes required finger islands and a large landscape area over the septic system leachfield on the east side of the property. The existing septic system is being relocated to the east to accommodate the building addition. These planters contain a variety of large and medium trees with shrubs interspersed. There are 23 trees (24 inch box) located around the perimeter of the property and the parking lot. No landscaping or sidewalk is being proposed along Gomer Road, which was the subject of a waiver request in the original application.

Elevations

The existing warehouse and office is a 30 foot high metal building with 2 large covered storage areas attached to the main building. The applicant proposal was to renovate and enclose the covered storage areas as additions to the existing building that will accommodate the proposed use. The building renovations and new addition will include metal siding, metal roof panels, 4 inch insulated walls, and pedestrian access doors on the north, east, and west sides of the building. The east side of the building has accessibility ramps for pedestrian access and is the main access point.

DRAFT

Floor Plans

The previously approved plans depict an existing 27,921 square foot building, with 11,952 square feet of enclosed building area, and 15,969 square feet used as attached material shelters that are open at each end. After renovations, the material shelters will be enclosed as part of the cultivation facility, with a new 12,919 square foot addition built on the south side of the existing building resulting in a total of 40,840 square feet of enclosed building space. There will be 33,223 square feet used for cannabis cultivation, with the remainder used for office, restrooms, loading, packing, trimming, and mechanical rooms. The offices, packaging, trimming, and harvest storage, will be located on the north side of the building where a material shelter is currently located. The remainder of the building will be flower rooms and grow tables, and dry storage areas.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Comprehensive Planning

Listed below are the approved conditions for ET-24-400046 (UC-23-0540):

Comprehensive Planning

- Applicant to pay $915 per required tree towards the tree fund for waived street and parking lot trees;
- A valid Clark County business license must be issued for this cannabis establishment (cultivation facility) within 2 years of approval or the application will expire;
- Security wire located on the property line must be slanted inward or above the security fence, and not project into the right-of-way;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Provide an emergency access at Gomer Road with a gate to remain closed during business hours, and only used for emergency access;
- If no access is provided from Gomer Road, the owner shall obtain a change of address prior to the issuance of a certificate of occupancy;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that address will be reassigned, this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the

DRAFT

extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development review

- Drainage study and compliance;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Applicant's Justification

The applicant states that an extension of time is requested as the client has been unable to complete the construction and thus has not been able to commence the operations due to a major copper theft on the property. The Client had paid the fee-in-lieu as directed in the Notice of Final Action. Additionally, the company currently holds a State of Nevada Cannabis Cultivation License. The applicant requests approval of this extension of time to continue to construct the building and commence operations in the very near future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0540	Use permit for a cannabis establishment	Approved by BCC	October 2023
VS-18-0072	Vacated right-of-way	Approved by PC	March 2018
WS-0775-13	Waiver of development standards for an accessory office building and covered storage	Approved by BCC	January 2014
VC-2142-98 (ET-0043-01)	First extension of time for a temporary office trailer - expired	Approved by PC	January 2001
VC-2142-98	Temporary office trailer - expired	Approved by PC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Business Employment	Industrial Light (IL)	Office warehouse
South	Business Employment	Industrial Light (IL)	Manufacturing & storage

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

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

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

Staff finds that there are no active or under review permits. However, the applicant has paid the required tree fee-in-lieu as directed in the notice of final action. Additionally, since this is the first extension of time request, staff can support the request. However, the County has adopted a rewrite to Title 30 effective January 1, 2024, the projects are expected to comply with new standards. Therefore, staff cannot support the future extension of time requests if no significant progress is made towards commencement of the project.

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until October 4, 2027 to obtain a valid Clark County business license for this cannabis establishment (cultivation facility) or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to 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 applications; 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.

DRAFT

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: 6670 GOMER ROAD, LLC
CONTACT: ADAM FULTON, ADAM FULTON ESQ., 2580 SORREL STREET, LAS VEGAS, NV 89146

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400046 (UC-23-0540)

10A

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

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

Date 6/10/2026

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: 7/8/2026 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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 17623401016
ASSESSOR PARCEL #(s): 17623401016

PROPERTY ADDRESS/ CROSS STREETS: 6670 Gomer Road, Las Vegas, Nevada

DETAILED SUMMARY PROJECT DESCRIPTION

Cannabis Cultivation Use Permit Extension Request - (UC-23-0540)

PROPERTY OWNER INFORMATION

NAME: 6670 GOMER ROAD LLC
ADDRESS: 5201 S. Torrey Pines Drive, Unit 1222
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 310-428-7488 CELL 310-428-7488

APPLICANT INFORMATION (information must match online application)

NAME: THE CURE COMPANY NV, LLC
ADDRESS: 5201 S. Torrey Pines Drive, Unit 1222, Las Vegas, NV, 89118
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 310-428-7488 CELL 310-428-7488 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Adam R. Fulton
ADDRESS: 2580 Sorrel Street
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: (702) 979-3565 CELL 702-701-3869 ACCELA REFERENCE CONTACT ID # 171651

*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)* | Patrick Stack (Property Owner (Print)) | 10/02/2025 (Date)

LAW OFFICES
JENNINGS & FULTON, LTD.
2580 SORREL STREET
LAS VEGAS, NV 89146

TELEPHONE
(702) 979-3565
TELECOPIER
(702) 362-2060

October 2, 2025

Mr. Jason Allswang, Planning Manager
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89106

RE: APN 176-23-401-016 – Justification Letter -
The Cure Company NV, LLC - 6670 Gomer Rd., Las Vegas, NV 89139-
Extension for Previously Approved Special Use Permit for a Cultivation
Cannabis Establishment – UC-23-0540 - Design Review and Waiver of
Development Standards

Dear Jason,

On behalf of my client referenced above, please accept this letter as our request for a for an Extension of the previously approved Special Use Permit (UC-23-0540), Site Design Review and Waiver of Standards Applications for a Cannabis Cultivation Establishment at the above referenced location.

The original application (UC-23-0540) was unanimously at the Clark County Commissioner Meeting on October 4, 2023.

The Client had paid the fees for the Tree fund and the Waiver of Off-Site Improvements as directed in the Notice of Final Action.

The Client has been unable to complete the construction and thus has not been able to commence the operations due to a major copper theft on the property.

The Cure Company NV, LLC (the "Company") currently holds a State of Nevada Cannabis Cultivation License (C123).

The Company respectfully requests approval of the Extension of the Special Use Permit to continue to construct the building and commence operations in the very near future. As always, please do not hesitate to contact myself or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175 with any questions regarding this request.

Sincerely,

Adam R. Fulton, Esq

Adam R. Fulton, Esq

PLANNING COMMISSION ALA
Tuesday, May 5, 2026

HOLD to the June 2, 2026, Planning Commission Meeting per the Planning Commission to allow the applicant to return to the May 26, 2026, Spring Valley TAB Meeting:

- #11 - UC-26-0142 / Steven DeMerritt / Spring Valley

HOLD to the May 19, 2026, Planning Commission Meeting per the Planning Commission:

- #14 – WS-26-0154 / Richard Ruggles / Sunrise Manor

HOLD to the May 19, 2026, Planning Commission Meeting per the applicant. The corresponding Board of County Commissioners meeting date of June 3, 2026, now changes to June 17, 2026.

- #21 – PA-26-700010 / Rob Kaminski / Enterprise
- #22 – ZC-26-0137 / Rob Kaminski / Enterprise
- #23 – WS-26-0138 / Romeo Gumarang / Enterprise
- #24 – TM-26-500033 / Romeo Gumarang / Enterprise

Hunter White
Principal Planner
5/6/2026

05/04/2026

07/08/26 BCC AGENDA SHEET

11

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0295-REISS RONALD TRS:

ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 11855 Ensworth Drive, 1025 & 1325 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Existing Land Use: Undeveloped & single-family residential

Applicant's Justification
The applicant states that the requested RM18 zoning offers a more appropriate transition correlating with the surrounding zoning and will not cause any substantial adverse effects on the surrounding public facilities and services.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign on APN 191-05-801-001	Approved by BCC	January 2003
VS-1686-96	Vacate and abandon easements on APN 191-05-801-003	Approved by PC	November 1996
UC-1134-94	Use permit for off-premises advertising signs on APN 191-05-801-001 and properties to the south	Approved by BCC	August 1995

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, and retail complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
PUD-26-0296	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
WS-26-0297	Waivers of development standards for alternative driveway geometrics and to reduce street intersection offset is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and government patent easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached residential subdivision (townhomes) 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 planned land use for the subject parcels is Entertainment Mixed-Use (EM), which allows 18 or more dwelling units per acre. Although RM18 is conforming to the Entertainment Mixed-Use (EM) land use category, staff finds the request for RM18 zoning does not allow enough density considering the surrounding properties and its location. The adjacent properties to the north and south are zoned RM32, which allows up to 32 dwelling units per acre, and were Board initiated zone changes (ZC-18-0943 & ZC-18-0944) to allow future development of affordable housing that Clark County made reservations for on Bureau of Land Management (BLM) land. Other developments in the area are also of higher density, including a multi-family residential development approximately 350 feet to the south (APN 191-05-801-015) that is being developed at a density of 38.8 dwelling units per acre; and another multi-family residential development approximately 1,350 feet to the north (APN 191-05-601-015) developed at 24.12 dwelling units per acre. A parcel approximately 1,000 feet to the north is zoned RM50 (APN 191-05-601-019) and is approved for a multi-family residential development at a density of 47 dwelling units per acre. Therefore, there is an established trend for higher density residential uses in the area than what RM18 would allow. The site's location near

DRAFT

Interstate 15 and Las Vegas Boulevard South also makes the site ideal for higher density residential uses. The request does not comply 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. For these reasons, staff finds the request for RM18 zoning is not appropriate for this location.

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:

Fire Prevention Bureau
If approved:

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)
CONTACT: KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): ZC-26-0295, PUD-26-0296, WS-26-0297, VS-26-0298, & TM-26-500079

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

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

Date 6/10/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 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

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

uthentisign ID: H-DD5C8B-160E-F111-A69A-000D3A4F182A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-003

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: ALL OUT FINANCIAL RESOURCES LLC
ADDRESS: P.O. BOX 363916
CITY: LAS VEGAS STATE: NV ZIP CODE: 89036
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

LARRY WALLACE — Property Owner (Signature)*
LARRY WALLACE — Property Owner (Print)
02/20/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Authentisign ID: 13F983CF-7913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PINHEAD 1 LLC
ADDRESS: 4275 BURNHAM AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign: Eliot Horowitz Pinhead 1 LLC
Property Owner (Signature)*

Eliot Horowitz Pinhead 1 LLC
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-701-011 & -014; 191-05-801-002, -004, & 005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 4470 N GRAND CANYON DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)*

PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER
Property Owner (Print)

2/17/2026
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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

Application

PROPERTY OWNER INFORMATION

APPLICANT INFORMATION (must ma h line record)

Authentisign ID: 71F3244C-5913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: SLB Holdings LLC
ADDRESS: 4275 Burnham
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign
Scott Baranoff SLB Holdings, LLC
Property Owner (Signature)*

Scott Baranoff
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Greystone Nevada
Jeanette Jeffery, Greystone Nevada
Parker Sieck, Greystone Nevada
Carly Samuels, Kimley-Horn
Mikal Kintner, Kimley-Horn

07/08/26 BCC AGENDA SHEET

12

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0298-REISS RONALD TRS:

VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
The vacation of abandonment of the rights-of-way is necessary to accommodate detached sidewalks for the proposed single-family residential development. The applicant states that the easements are no longer necessary for roadway access or utility installation, and will be vacated to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacate and abandon easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center

*The I-15 is immediately to the west of the subject development.
The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached residential subdivision is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of easements and rights-of-way 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

DRAFT

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 Parvin 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 the recordation of this vacation of excess right-of-way, 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

- An address change for the billboard at 11855 Ensworth Street shall be required at recordation of the vacation unless the billboard will be dismantled for the proposed subdivision.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): ZC-26-0295, PUD-26-0296, WS-26-0297, VS-26-0298, & TM-26-500079

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

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

Date 6/10/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 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 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

uthentisign ID: HHDD5CBB-160E-F111-A69A-000D3A4HF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-003

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: ALL OUT FINANCIAL RESOURCES LLC
ADDRESS: P.O. BOX 363916
CITY: LAS VEGAS STATE: NV ZIP CODE: 89036
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

LARRY WALLACE — Property Owner (Signature)*
LARRY WALLACE — Property Owner (Print)
02/20/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Authentisign ID: 13F9B3CF-7913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PINHEAD 1 LLC
ADDRESS: 4275 BURNHAM AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign

Eliot Horowitz Pinhead 1 LLC — **Property Owner (Signature)***

Eliot Horowitz Pinhead 1 LLC — **Property Owner (Print)**

02/26/26 — **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 _____ FEES _____

TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-701-011 & -014; 191-05-801-002, -004, & 005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 4470 N GRAND CANYON DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)*

PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER
Property Owner (Print)

2/17/2026
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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-001

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: REISS RONALD TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

[signature] Michael Reiss, Devin Reiss 2/13/26

Property Owner (Signature)* Property Owner (Print) 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 FEES
TAB/CAC LOCATION DATE

02/05/2024

Authentisign ID: 71F3244C-5913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: SLB Holdings LLC
ADDRESS: 4275 Burnham
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authenti...
Scott Baranoff SLB Holdings, LLC
Property Owner (Signature)*

Scott Baranoff
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-002, 191-05-801-004, and 191-05-801-005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: Verlaine LLC
ADDRESS: 3455 Cliff Shadows Pkwy #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

XIAOHUA ZHANG — **Property Owner (Signature)***

XIAOHUA ZHANG — **Property Owner (Print)**

02/18/26 — **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 _____ FEES _____

TAB/CAC LOCATION _____ DATE _____

02/05/2024

Kimley»Horn

March 6, 2026

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

RE: Jonathan Parvin
Justification Letter for Vacation of Easements and Right-of-Way
APNs: 191-05-801-001 thru -005; 191-05-701-011 & -014; 191-05-801-011

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully submitting this Justification Letter in accordance with the application(s) for a Vacation of Easements and Right-of-Way. The subject project is a proposed residential subdivision located at the NEC and SWC of Jonathan Drive and Parvin Street (APNs: 191-05-801-001 thru -005, -011, 191-05-701-011 and -014) herein referred to as the "Site."

A Vacation of Easements and Right-of-Way is being requested and processed for this project to vacate the following:

- Portion of Patent Easement by book 681 instrument 547698, issued December 28, 1965.
- Portion of Patent Easement by book 293 instrument 237455, issued April 20, 1961.
- Portion of Patent Easement by book 314 instrument 253612, issued August 17, 1961.
- Portion of Patent Easement by book 321 instrument 259395, issued October 02, 1961.
- Portion of Right of Way Grant by book 411 instrument 370084, issued
- Portion of Right of Way Grant by book 1379 instrument 1338806, issued April 2, 1981.

The 33-foot portions of patent easements are being vacated because they are no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. The 8-foot portion of the patent easements adjacent to Parvin Street are no longer needed as Parvin Street is designated as a 25-foot public right-of-way. The 8-foot portion of the patent easements adjacent to Jonathan Drive at lots with APNs 191-05-701-014 & 191-05-701-015 are no longer needed as Jonathan Drive is designated as a 25-foot public right-of-way. The portions of the patent easements that remain, less the vacated portions, will become Clark County right-of-way, aligned at the proposed back of curb, upon recordation of the Final Map for the project. The 5-foot portions of right-of-way along Jonathan Drive and Parvin Street are also being vacated to allow for detached sidewalk.

Above vacations are justified by providing the required landscaping along the public street frontages per Clark County Title 30 development standards.
The portion of the 30-foot Jonathan Drive right-of-way adjacent to the northern boundary of the site is being vacated, as Jonathan Drive is planned to terminate at Parvin Street per the Clark County transportation plan.

This space intentionally left blank.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Greystone Nevada
Jeanette Jeffery, Greystone Nevada
Parker Sieck, Greystone Nevada
Carly Samuels, Kimley-Horn
Mikal Kintner, Kimley-Horn

07/08/26 BCC AGENDA SHEET

13

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0297-REISS RONALD TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation from the driveway to the spandrel to 7 feet for Lots 117 and 145 where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).
   b. Reduce the separation from the driveway to the property line to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
2. Reduce the street intersection offset to 95 feet where a minimum of 150 feet is required per Section 30.04.08F (a 37% reduction).

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary:

- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852

DRAFT

Site Plans

The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 4.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets.

Applicant's Justification

The applicant states that the requested waivers will allow for the proposed townhome buildings to be placed at the minimum side street setback defined in the planned unit development. The alternatives proposed will increase the amount of the subject property available for homesites, increasing the density of the proposed development and bringing it much closer to the density targeted with the planned land use designation. The reduced street intersection offset will accommodate 20 foot long driveways for all residential lots within the subdivision and provide convenient access to the residences.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacate and abandon easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center

*The I-15 is immediately to the west of the subject development.

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached 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
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
Staff cannot support the request to reduce the separation from the driveway to the property line and the distance from back of curb radius (BCR) to the residential driveways. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Furthermore, there will be in increase in traffic from Jonathan Drive as it is the only access to the surrounding subdivisions. Coupled with the reduced separation between driveways, this further increases the potential for collisions.

Waiver of Development Standards #2
Staff cannot support the request to reduce the street intersection off-set between Street 'A' and Street 'G', as the reduction will create the potential for collisions since all traffic will head north on Parvin Street to Jonathan Drive to exit. With the increase in traffic from Jonathan Drive, it is imperative that the standard is met to ensure safe vehicular access to the subdivisions.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): ZC-26-0295, PUD-26-0296, WS-26-0297, VS-26-0298, & TM-26-500079

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

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

Date 6/10/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 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 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

Kimley»Horn

May 14, 2026

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

RE: Jonathan Parvin
Justification Letter for Waiver of Development Standards (WS)
APNs: 191-05-801-001 thru -005; 191-05-701-011 & -014; 191-05-801-011

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully submitting this Justification Letter concurrently with the application(s) for Land Use, which consists of a Planned Unit Development (PUD). The subject project is a proposed residential subdivision located at the NEC and SWC of Jonathan Drive and Parvin Street (APNs: 191-05-801-001 thru -005, -011, 191-05-701-011 and -014) herein referred to as the "Site."

The approximate 15.05-acre site currently has three (3) existing private residences on APNs 191-05-801-003, 191-05-801-005, and 191-05-701-014. The remainder and majority of the site is vacant, undeveloped land. The site falls within the Enterprise Land Use Plan Area and is generally bounded by Jonathan Drive to the north and south, Gabriel Street to the east, Interstate 15 to the west and vacant, undeveloped land to the south. The site has a planned land use of Entertainment Mixed-Use (EM) and lies within Residential Single-Family 20 (RS20) and General Highway Frontage (H-2) zoning districts.

The following are immediately adjacent to the site:

- North: Vacant, undeveloped land
- East: Vacant, undeveloped land; Blue Hawk Retail commercial subdivision; Existing single-family residence
- South: Vacant, undeveloped land
- West: Interstate 15

A Rezone and accompanying Planned Unit Development is being requested concurrently with this application for all subject APNs. The Rezone will amend the zoning classification to Residential Multi-Family 18 (RM18). The requested Rezone in combination with the Planned Unit Development will serve to establish the density and standards for lot area, lot dimensions and setbacks that align with the plan for development.

The proposed project consists of two hundred and sixteen (216) single-family, attached townhome residential units. The proposed lots measure a minimum of approximately 22.17-feet by 59-feet. Actual lot dimensions vary per the Tentative Map to ensure proposed floor plans fit within the proposed setbacks. The resulting density is 14.35± du/ac (gross). Access to the subdivision will be provided by one (1) proposed entry off Jonathan Drive and three (3) entries off Parvin Street. Sixteen (16) of the proposed lots front to public right-of-way along Jonathan Drive and Parvin Street.

Waiver of Standards (WS)

A Waiver of Standards is requested to propose a minimum 7-foot clearance measured from beginning/end of curb return or spandrel to single-family home driveway where 12 feet minimum is required per Uniform Standard Drawings Clark County Area (CCAUSD) drawing number 222. This waiver allows for the proposed townhome buildings to be placed at the minimum side street setback defined in the accompanying Planned Unit Development, thus increasing the amount of the subject property available for homesites, and consequently increasing the density of the proposed development, bringing it much closer to the density targeted with the planned land use.

A Waiver of Standards is requested to propose a minimum off-set distance of 95-feet between private entry intersections measured from back of curb to back of curb, where a minimum distance of 125-feet is required per Title 30 §30.04.08.F1. This waiver allows for the project site to propose 20-foot minimum driveway lengths for all residential lots within the community and provide access entries to the community within the constraints of the narrow frontage along Parvin Street within APNs 191-05-801-011, 191-05-801-005, and 191-05-899-002.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Greystone Nevada
Jeanette Jeffery, Greystone Nevada
Parker Sieck, Greystone Nevada
Carly Samuels, Kimley-Horn
Mikal Kintner, Kimley-Horn

uthentisign ID: FFDD5C8B-160E-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-003

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: ALL OUT FINANCIAL RESOURCES LLC
ADDRESS: P.O. BOX 363916
CITY: LAS VEGAS STATE: NV ZIP CODE: 89036
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

LARRY WALLACE — Property Owner (Signature)*
LARRY WALLACE — Property Owner (Print)
02/20/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Authentisign ID: 13F9B3CF-7913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PINHEAD 1 LLC
ADDRESS: 4275 BURNHAM AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign
Eliot Horowitz Pinhead 1 LLC
Property Owner (Signature)*

Eliot Horowitz Pinhead 1 LLC
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-701-011 & -014; 191-05-801-002, -004, & 005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 4470 N GRAND CANYON DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)*

PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER
Property Owner (Print)

2/17/2026
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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-001

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: REISS RONALD TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)* Michael Reiss, Devin Reiss Property Owner (Print) 2/13/26 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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

02/05/2024

Authentisign ID: 71F3244C-5913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: SLB Holdings LLC
ADDRESS: 4275 Burnham
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign

Scott Baranoff SLB Holdings, LLC
Property Owner (Signature)*

Scott Baranoff
Property Owner (Print)

02/26/26
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 _____ FEES _____

TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-002, 191-05-801-004, and 191-05-801-005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: Verlaine LLC
ADDRESS: 3455 Cliff Shadows Pkwy #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

XIAOHUA ZHANG
Property Owner (Signature)*

XIAOHUA ZHANG
Property Owner (Print)

02/18/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

02/05/2024

07/08/26 BCC AGENDA SHEET

14

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-26-0296-REISS RONALD TRS:

PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852
- Number of Stories: 3
- Building Height (feet): Up to 40
- Square Feet: 1,457 (minimum)/1,837 (maximum)
- Open Space Required/Provided: 25,920/28,205

Site Plans & Request
The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 4.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets. There are

DRAFT

walkways that connect the internal streets and the surface parking spaces to the front door of the buildings (rear elevations).

The plans depict townhomes consisting of 4 and 5 unit buildings. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	Required Setbacks per Title 30	Proposed Setbacks
Front	20	20
Rear (Living)	15	5 (Primary and Accessory)
Rear (Leading Edge of Porch/Patio)	3	1
Side Interior (Attached Units)	0	0
Side Street	10	5 (Primary)

Other Proposed Modifications	Title 30 Standard	Proposed Standard	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,308	27% reduction
Landscape Buffer Width (Feet) - adjacent to single-family zone	15	0	100% reduction
Landscape Buffer Width (Feet) - adjacent to freeway	15	9	40% reduction
Retaining Wall Height (Feet) - north and west property lines	3	6	100% increase
Building Height (Feet)	35	40	14% increase

Landscaping

The plans depict perimeter, interior, and street landscaping throughout the site. Detached sidewalks with street landscaping are provided along Jonathan Drive and Parvin Street in accordance with Title 30 standards. The site also provides a 9 foot wide landscape buffer along west property line of APN 191-05-801-001, where a 15 foot wide buffer is required adjacent to the I-15 freeway. Additionally, no landscape buffer is proposed along the east property line of APN 191-05-701-014 where a 15 foot wide buffer is required adjacent to a single-family residential zone. Decorative screen walls are proposed for both of these areas in accordance with Title 30, while the deviations to the landscape buffer requirements are proposed modified standards. The plans also show 6 foot retaining walls along the north and west sides of the development as part of the modified standards, as Title 30 allows a maximum of 3 foot high retaining walls. Open space is distributed throughout the development, primarily in the corners of each area.

Elevations

The plans depict building heights of up to 40 feet, which is a modified standard as the maximum of 35 feet is permitted by Title 30. The elevations show 3 different models for the exterior design of the homes. The models overall have similar elevations throughout the development with 3 different options. The residences feature window shutters, covered decks with iron railings for the balcony, painted stucco, stucco trim, and exterior stone. Each model features a garage and variable rooflines consisting of concrete tile.

DRAFT

Floor Plans

The models shown range in size from 1,457 square feet to 1,837 square feet, including porch entry, deck, and 2 car garages. The dwellings contain 3 to 4 bedrooms and bathrooms, kitchens, dining rooms, living rooms, laundry rooms.

Applicant's Justification

The applicant proposes a planned unit development to facilitate a cohesive townhome community that aligns with the intended density and development pattern for the area. The applicant indicates that the planned unit development allows the flexibility needed to accommodate the attached housing product, including adjustments to lot sizes and setbacks. Increased retaining wall height is necessary due to constraints imposed by the existing off-site sewer point of connection. The elimination of a landscape buffer adjacent to the single-family residence to the east of the development is mitigated by the open space provided in this area. The reduced landscape buffer along the I-15 freeway is mitigated by the courtyards included in the subject lots, which provide an additional 6 feet of space. The modified standards support an efficient layout while providing street improvements, open space, landscaping, pedestrian connectivity, and overall community design consistent with the character of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacate and abandon easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center

*The I-15 is immediately to the west of the subject development.

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached 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
Planned Unit Development
A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed development is consistent with Policy 1.1.1 of the master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations, particularly duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. While staff appreciates the provision of street landscaping and open space, staff does not support the locations of the open space as it is primarily in the corners of the development, rather than in central areas that are more accessible to residents. The modified standards for setbacks and landscape buffers may also adversely affect residents of the development, particularly as the surrounding area continues to develop. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion zone change, waiver of development standards, and tentative map. For these reasons, staff cannot support this request.

DRAFT

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;
- 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.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

DRAFT

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

14A

APPLICATION NUMBER(s): ZC-26-0295, PUD-26-0296, WS-26-0297, VS-26-0298, & TM-26-000079

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

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

Date 6/10/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 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

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

uthentisign ID: HHDJ5C8B-160E-F111-A69A-000D3A4F182A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-003

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: ALL OUT FINANCIAL RESOURCES LLC
ADDRESS: P.O. BOX 363916
CITY: LAS VEGAS STATE: NV ZIP CODE: 89036
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

LARRY WALLACE — Property Owner (Signature)*
LARRY WALLACE — Property Owner (Print)
02/20/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Authentisign ID: 13F9B3CF-7913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PINHEAD 1 LLC
ADDRESS: 4275 BURNHAM AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign
Eliot Horowitz Pinhead 1 LLC
Property Owner (Signature)*

Eliot Horowitz Pinhead 1 LLC
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-701-011 & -014; 191-05-801-002, -004, & 005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 4470 N GRAND CANYON DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)*

PRECEDENT PROPERTIES, LLC
LEVI PARKER, MANAGER
Property Owner (Print)

2/17/2026
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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-001

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: REISS RONALD TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)* Michael Reiss, Declan Reiss Property Owner (Print) 2/13/26 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 FEES
TAB/CAC LOCATION DATE

02/05/2024

Authentisign ID: 71F3244C-5913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: SLB Holdings LLC
ADDRESS: 4275 Burnham
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign ID

Scott Baranoff SLB Holdings, LLC
Property Owner (Signature)*

Scott Baranoff
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-002, 191-05-801-004, and 191-05-801-005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: Verlaine LLC
ADDRESS: 3455 Cliff Shadows Pkwy #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

XIAOHUA ZHANG
Property Owner (Signature)*

XIAOHUA ZHANG
Property Owner (Print)

02/18/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

02/05/2024

Kimley»Horn

May 14, 2026

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

RE: Jonathan Parvin
Justification Letter for Land Use Application: Planned Unit Development (PUD)
APNs: 191-05-801-001 thru -005; 191-05-701-011 & -014; 191-05-801-011

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully submitting this Justification Letter in accordance with the application(s) for a Land Use Application, which consists of a Planned Unit Development (PUD). The subject project is a proposed residential subdivision located at the NEC and SWC of Jonathan Drive and Parvin Street (APNs: 191-05-801-001 thru -005, -011, 191-05-701-011 and -014) herein referred to as the "Site."

The approximate 15.05-acre site currently has three (3) existing private residences on APNs 191-05-801-003, 191-05-801-005, and 191-05-701-014. The remainder and majority of the site is vacant, undeveloped land. The site falls within the Enterprise Land Use Plan Area and is generally bounded by Jonathan Drive to the north and south, Gabriel Street to the east, Interstate 15 to the west and vacant, undeveloped land to the south. The site has a planned land use of Entertainment Mixed-Use (EM) and lies within Residential Single-Family 20 (RS20) and General Highway Frontage (H-2) zoning districts.

The following are immediately adjacent to the site:

- North: Vacant, undeveloped land
- East: Vacant, undeveloped land; Blue Hawk Retail commercial subdivision; Existing single-family residence
- South: Vacant, undeveloped land
- West: Interstate 15

A Rezone is being requested concurrently with this application for all subject APNs, to amend the zoning classification to Residential Multi-Family 18 (RM18). The requested Rezone will serve to establish the density and standards for lot area, lot dimensions and setbacks that align with the plan for development.

The proposed project consists of two hundred and sixteen (216) single-family, attached townhome residential units. The proposed lots measure a minimum of approximately 22.17-feet by 59-feet. Actual lot dimensions vary per the Tentative Map to ensure proposed floor plans fit within the proposed setbacks. The resulting density is 14.35± du/ac (gross). Access to the subdivision will be provided by one (1) proposed entry off Jonathan Drive and three (3) entries off Parvin Street. Sixteen (16) of the proposed lots front to public right-of-way along Jonathan Drive and Parvin Street.

The proposed architecture for the project includes 4-plex and 5-plex, rear-loaded townhome buildings. The 4- and 5-plex townhome buildings feature three (3) floor plans with three (3) unique elevations. Floor Plan 1 has a total of 1,457 square feet of floor area across three (3) levels, Plan 2 has a total of 1,590 square feet of floor area across three (3) levels, and Plan 3 has a total of 1,837 square feet of floor area across three (3) levels. Each home will feature a rear-loaded, two (2) car garage and a front,

covered entry on the first level. Floor Plans 1 (1,457 SF) and 2 (1,590 SF) feature three (3) bedrooms on the third level, two and a half (2.5) bathrooms on the upper levels, as well as a covered deck on the second level. Floor Plan 3 (1,837 SF) features one (1) bedroom and one (1) bathroom on the first level, three (3) bedrooms on the third level, two and a half (2.5) bathrooms on the upper levels, as well as a covered deck on the second level. The 4-plex buildings feature a mix of two (2) units with Floor Plan 1, one (1) unit with Floor Plan 2, and one (1) unit with Floor Plan 3. The 5-plex buildings feature a mix of three (3) units with Floor Plan 1, one (1) unit with Floor Plan 2, and one (1) unit with Floor Plan 3. A majority of the proposed homes provide a 6-foot or deeper courtyard at the front door side of the home, spanning the width of the home. The proposed floor plans and elevations for the 4- and 5-plex buildings are included in the submittal package.

All two-hundred and sixteen (216) of the homes feature a twenty (20)-foot minimum driveway length. Required resident parking is provided within the 2-car garages for each homesite and visitor parking is met by a combination of 20-foot driveways and dedicated, off-street parking stalls throughout the site.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Planned Unit Development (PUD) detailed in a later section. Half street improvements along the Jonathan Drive frontage up to Parvin Street will be provided. Half street improvements will also be provided along the Parvin Street frontage, on the applicable side of the roadway. Half street frontages will include pavement widening, curb and gutter, detached sidewalk, streetlights, landscaping, underground utilities, accessibility and positive drainage.

Perimeter landscaping will be proposed per Title 30 development standards. The Jonathan Drive frontage up to Parvin Street and the Parvin Street frontages will provide 10 feet of landscaping separated by a 5-foot detached, concrete sidewalk. Due to lots 117-128 and 145-148 fronting public right-of-way, the required landscaping will be provided in the front yards of these residential lots. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. All planting material will also comply with the approved Southern Nevada Regional Plant List.

This space intentionally left blank.

Planned Unit Development (PUD)

A Planned Unit Development is proposed in conjunction with the proposed zoning classification of Residential Multi-Family 18 (RM18) to establish lot area, setbacks and other correlating standards appropriate for the housing type proposed with the project. Standards proposed with the PUD are defined in the section below.

For clarity, the standards of the RM18 zoning classification are provided below per §30.02.09 RM18: Residential Multi-Family 18.

B. Standards

LOT [1]			OTHER STANDARDS	
	Lot area, min.	7,000 sf	Overlay Districts	§30.02.26
	Density, max.	18 units/acre	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.) [1]		PRIMARY / ACCESSORY	Use Regulations	Chapter 30.03
A	Front	20	Development Standards	Chapter 30.04
B	Side interior	20/5	Residential Adjacency	§30.04.06
	Side street	20	NOTES	
C	Rear	20 / 5	[1] Single-family attached development shall meet RS2 district standards, with the following special standards: [A] Lot area, min.: 1,800 sf; [B] Max. density: 18 units/acre; and [C] Open space: 120 sf/unit.	
	Building separation	10 / 6		
HEIGHT (MAX. FT.) [1]				
D	Structure height	35		
OPEN SPACE [1]				
	200 sf/unit			

In reference to Note [1], the RS2 district standards are also provided below per §30.02.08 RS2: Residential Single-Family 2.

B. Standards

LOT			OTHER STANDARDS	
	Lot area, min.	2,000 sf	Overlay Districts	§30.02.26
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	Measurement/Exceptions	§30.02.25
A	Front	20	Use Regulations	Chapter 30.03
B	Side interior	5	Development Standards	Chapter 30.04
	Side street	10		
C	Rear	15 / 5		
	Building separation	6		
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY		
D	Structure height	35 / 14		
OPEN SPACE (MIN. SQ.FT.)				
	200 sf/unit			

A minimum lot area of 1,308 square feet is proposed with the PUD, where a minimum of 1,800 square feet is required per Title 30 §30.02.09 RM18: Residential Multi-Family 18. This standard per the PUD accommodates the smaller footprint of the three-story housing product, as

compared to a one- or two-story home, and increases the number of lots across the site. This, consequently, increases the density of the proposed development, bringing it much closer to the density typically associated with the planned land use, while simultaneously increasing the landscape and amenity areas for the proposed community.

Minimum setbacks proposed with the PUD are provided in the table below.

SETBACK (MIN. FT.)		PRIMARY	ACCESSORY
A)	Front:	20	20
B)	Side interior:	0	0
	Side street:	5	10
C)	Rear:	5	5
	Building separation:	10	6

The front, side, and rear setbacks proposed with the PUD, as outlined above, allow for the increased density of the development, consistent with the associated and neighboring planned land uses. The setbacks also serve to maximize common elements, providing increased pedestrian connectivity throughout the site and designated areas for amenities. The smaller lot configurations and larger common element areas also remove the maintenance burden of the typical setback space around the home from the homeowner, instead allowing the Homeowner's Association to upkeep the common areas around the homes. This characteristic results in better kept landscaping and promotes the appeal of the community.

The PUD proposes a maximum forty (40)-foot primary structure height where the maximum height as defined in the RM18 zoning standards is thirty-five (35) feet per §30.02.09 RM18: Residential Multi-Family 18. A maximum primary structure height of 40 feet supports the proposed building type, allowing for adequate livable space in a condensed footprint by utilizing an additional floor level. This, consequently, increases the density of the proposed development, bringing it much closer to the density targeted with the planned land use.

Per §30.02.25.D.3.v and Table 30.02-4: Authorized Intrusions into Required Setbacks, architectural enclosures and intrusions may extend up to three (3) feet into a required setback but no closer than five (5) feet from the lot line. The PUD proposes covered entries be allowed to intrude up to four (4) feet into the rear setback, and no closer than one (1) foot from the lot line. This standard allows for the constriction of the proposed lot areas to, consequently, increase the density and the area allotted for common elements for similar beneficial purposes as previously described.

The subject site falls within Residential Adjacency standards per Title 30 where adjacent to existing developments within the RS20 zoning district, specifically along the eastern perimeter of parcel 191-05-701-014. The maximum fill adjacent to existing residential districts is included below per §30.04.06.F, where all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.

Constraints imposed by the existing offsite sewer point of connection depth in Las Vegas Boulevard elevate the grade and resulting fill necessary for the site to a greater extent than is defined per Title 30. This is caused by meeting the design criteria per Design and Construction Standards for Wastewater Collection Systems (DCSWCS).

The maximum fill proposed will allow for the development to receive sewer service while simultaneously meeting the minimum design standards required by Clark County Water Reclamation District.

A maximum retaining wall height of 6 feet is proposed with the PUD where 3 feet is allowed per §30.04.03.C.2. Consequently, per §30.04.03.C.2.iv, a fence or wall up to the maximum heights listed in §30.04.03.B may be allowed on top of the 6-foot maximum retaining wall height proposed with this PUD.

Per §30.04.02C.1i Buffering and Screening Standards, a 15-foot landscape buffer with an 8-foot decorative screen wall is required. This condition applies to the proposed development where it abuts an existing single-family residential lot within APN 191-05-701-015. The PUD proposes a 30-foot minimum common element along this edge, excepting proposed lot 148 that has a standard 5-foot side setback from building to property line. An 8-foot decorative screen wall is also proposed adjacent to APN 191-05-701-015. This standard per the PUD allows for the proposed townhome building within lots 145 through 148 to be placed at the minimum side setback, thus increasing the amount of the subject property available for homesites, and consequently increasing the density of the proposed development, bringing it closer to the density targeted with the planned land use.

Per §30.04.02C.1i and §30.04.02C.1iv Buffering and Screening Standards, a 15-foot landscape buffer with an 8-foot decorative screen wall and noise attenuation per NDOT standards is required for walls along freeways. The PUD proposes a 9-foot landscape buffer with an 8-foot decorative screen wall and noise attenuation per NDOT standards along the existing I-15 at the western perimeter of the development. Proposed lots 42 through 51 along this edge include extended courtyards, providing 6-feet of additional space between the proposed townhome buildings and the 8-foot decorative perimeter wall. This provides a setback of 15 total feet from boundary to proposed homes. This standard per the PUD allows for an increased area of the subject property available for homesites, while still providing a 15-foot offset from project boundary to proposed townhome buildings.

A Planned Unit Development is proposed with these parameters to establish a district, specific to the proposed community, that ultimately allows for a moderate-to-high-density single-family, attached residential subdivision that fits the character of the surrounding area. It offers a blend between the moderate density of nearby single-family, detached housing developments and the high-density residential and commercial planned land uses immediately adjacent to the site. For all other standards not explicitly defined herein, the project will comply with the RM18 standards per Title 30.

This space left blank intentionally.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Greystone Nevada
Jeanette Jeffery, Greystone Nevada
Parker Sieck, Greystone Nevada
Carly Samuels, Kimley-Horn
Mikal Kintner, Kimley-Horn

07/08/26 BCC AGENDA SHEET

15

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500079-REISS RONALD TRS:

TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852

Project Description
The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 4.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacate and abandon easements	Approved by PC	November 1996

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center

*The I-15 is immediately to the west of the subject development.
The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and 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
The subdivision layout for 216 single-family attached residential lots and associated common elements reflects the modified development standards requested through the companion Planned Unit Development. Internal circulation is provided by private streets that terminate as stub streets, which usually does not create adverse impacts to internal circulation or emergency access. However, Public Works cannot support the design due to the requested deviations from street configuration of driveway geometrics standards. Staff is not supporting the companion zone change, waiver of development standards, and planned unit development applications, and does not support the proposed locations of the open space. Therefore, staff cannot support this tentative map.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street names shall not include directional prefixes;
- All streets shall have approved street names and suffixes;
- Street suffixed shall be spelled out.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

DRAFT

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Comprehensive Planning
Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

15A

APPLICATION NUMBER(s): ZC-26-0295, PUD-26-0296, WS-26-0297, VS-26-0298, & TM-26-500079

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

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

Date 6/10/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 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

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

Authentisign ID: FFDD5C8B-180E-F111-A68A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-003

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: ALL OUT FINANCIAL RESOURCES LLC
ADDRESS: P.O. BOX 363916
CITY: LAS VEGAS STATE: NV ZIP CODE: 89036
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

LARRY WALLACE — Property Owner (Signature)*
LARRY WALLACE — Property Owner (Print)
02/20/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Authentisign ID: 13F9B3CF-7913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PINHEAD 1 LLC
ADDRESS: 4275 BURNHAM AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign

Eliot Horowitz Pinhead 1 LLC — Property Owner (Signature)*

Eliot Horowitz Pinhead 1 LLC — Property Owner (Print)

02/26/26 — 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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-701-011 & -014; 191-05-801-002, -004, & 005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 4470 N GRAND CANYON DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

Property Owner (Signature)* | PRECEDENT PROPERTIES, LLC LEVI PARKER, MANAGER (Property Owner (Print)) | 2/17/2026 (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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-001

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: REISS RONALD TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: 702-969-4236 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: (702)623-7233 CELL EMAIL: [redacted]

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

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

Property Owner (Signature)* Property Owner (Print): Michael Reiss, Devin Reiss Date: 2/13/26

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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

02/05/2024

Authentisign ID: 71F3244C-5913-F111-A69A-000D3A4FF82A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-011

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: SLB Holdings LLC
ADDRESS: 4275 Burnham
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

02/26/26

Authentisign: Scott Baranoff SLB Holdings, LLC
Property Owner (Signature)*

Scott Baranoff
Property Owner (Print)

02/26/26
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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

uthentisign ID: 8D5B3DCA4-730C-F111-A68A-000D3A4F1B2A

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 191-05-801-002, 191-05-801-004, and 191-05-801-005

PROPERTY ADDRESS/ CROSS STREETS: JONATHAN & PARVIN

DETAILED SUMMARY PROJECT DESCRIPTION

Application in support of proposed subdivision comprised of 258 single-family, attached residential units

PROPERTY OWNER INFORMATION

NAME: Verlaine LLC
ADDRESS: 3455 Cliff Shadows Pkwy #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GREYSTONE NEVADA, LLC
ADDRESS: 6385 S RAINBOW BLVD, SUITE 300
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-969-4236 CELL _____ EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL _____ EMAIL: [redacted]

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

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

XIAOHUA ZHANG — **Property Owner (Signature)***

XIAOHUA ZHANG — **Property Owner (Print)**

02/18/26 — **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 _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Kimley»Horn

May 14, 2026

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

RE: Jonathan Parvin
Justification Letter for Land Use Application: Planned Unit Development (PUD)
APNs: 191-05-801-001 thru -005; 191-05-701-011 & -014; 191-05-801-011

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully submitting this Justification Letter in accordance with the application(s) for a Land Use Application, which consists of a Planned Unit Development (PUD). The subject project is a proposed residential subdivision located at the NEC and SWC of Jonathan Drive and Parvin Street (APNs: 191-05-801-001 thru -005, -011, 191-05-701-011 and -014) herein referred to as the "Site."

The approximate 15.05-acre site currently has three (3) existing private residences on APNs 191-05-801-003, 191-05-801-005, and 191-05-701-014. The remainder and majority of the site is vacant, undeveloped land. The site falls within the Enterprise Land Use Plan Area and is generally bounded by Jonathan Drive to the north and south, Gabriel Street to the east, Interstate 15 to the west and vacant, undeveloped land to the south. The site has a planned land use of Entertainment Mixed-Use (EM) and lies within Residential Single-Family 20 (RS20) and General Highway Frontage (H-2) zoning districts.

The following are immediately adjacent to the site:

- North: Vacant, undeveloped land
- East: Vacant, undeveloped land; Blue Hawk Retail commercial subdivision; Existing single-family residence
- South: Vacant, undeveloped land
- West: Interstate 15

A Rezone is being requested concurrently with this application for all subject APNs, to amend the zoning classification to Residential Multi-Family 18 (RM18). The requested Rezone will serve to establish the density and standards for lot area, lot dimensions and setbacks that align with the plan for development.

The proposed project consists of two hundred and sixteen (216) single-family, attached townhome residential units. The proposed lots measure a minimum of approximately 22.17-feet by 59-feet. Actual lot dimensions vary per the Tentative Map to ensure proposed floor plans fit within the proposed setbacks. The resulting density is 14.35± du/ac (gross). Access to the subdivision will be provided by one (1) proposed entry off Jonathan Drive and three (3) entries off Parvin Street. Sixteen (16) of the proposed lots front to public right-of-way along Jonathan Drive and Parvin Street.

The proposed architecture for the project includes 4-plex and 5-plex, rear-loaded townhome buildings. The 4- and 5-plex townhome buildings feature three (3) floor plans with three (3) unique elevations. Floor Plan 1 has a total of 1,457 square feet of floor area across three (3) levels, Plan 2 has a total of 1,590 square feet of floor area across three (3) levels, and Plan 3 has a total of 1,837 square feet of floor area across three (3) levels. Each home will feature a rear-loaded, two (2) car garage and a front,

covered entry on the first level. Floor Plans 1 (1,457 SF) and 2 (1,590 SF) feature three (3) bedrooms on the third level, two and a half (2.5) bathrooms on the upper levels, as well as a covered deck on the second level. Floor Plan 3 (1,837 SF) features one (1) bedroom and one (1) bathroom on the first level, three (3) bedrooms on the third level, two and a half (2.5) bathrooms on the upper levels, as well as a covered deck on the second level. The 4-plex buildings feature a mix of two (2) units with Floor Plan 1, one (1) unit with Floor Plan 2, and one (1) unit with Floor Plan 3. The 5-plex buildings feature a mix of three (3) units with Floor Plan 1, one (1) unit with Floor Plan 2, and one (1) unit with Floor Plan 3. A majority of the proposed homes provide a 6-foot or deeper courtyard at the front door side of the home, spanning the width of the home. The proposed floor plans and elevations for the 4- and 5-plex buildings are included in the submittal package.

All two-hundred and sixteen (216) of the homes feature a twenty (20)-foot minimum driveway length. Required resident parking is provided within the 2-car garages for each homesite and visitor parking is met by a combination of 20-foot driveways and dedicated, off-street parking stalls throughout the site.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Planned Unit Development (PUD) detailed in a later section. Half street improvements along the Jonathan Drive frontage up to Parvin Street will be provided. Half street improvements will also be provided along the Parvin Street frontage, on the applicable side of the roadway. Half street frontages will include pavement widening, curb and gutter, detached sidewalk, streetlights, landscaping, underground utilities, accessibility and positive drainage.

Perimeter landscaping will be proposed per Title 30 development standards. The Jonathan Drive frontage up to Parvin Street and the Parvin Street frontages will provide 10 feet of landscaping separated by a 5-foot detached, concrete sidewalk. Due to lots 117-128 and 145-148 fronting public right-of-way, the required landscaping will be provided in the front yards of these residential lots. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. All planting material will also comply with the approved Southern Nevada Regional Plant List.

This space intentionally left blank.

Planned Unit Development (PUD)

A Planned Unit Development is proposed in conjunction with the proposed zoning classification of Residential Multi-Family 18 (RM18) to establish lot area, setbacks and other correlating standards appropriate for the housing type proposed with the project. Standards proposed with the PUD are defined in the section below.

For clarity, the standards of the RM18 zoning classification are provided below per §30.02.09 RM18: Residential Multi-Family 18.

B. Standards

LOT [1]			OTHER STANDARDS	
	Lot area, min.	7,000 sf	Overlay Districts	§30.02.26
	Density, max.	18 units/acre	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.) [1]		PRIMARY / ACCESSORY	Use Regulations	Chapter 30.03
A	Front	20	Development Standards	Chapter 30.04
B	Side interior	20/5	Residential Adjacency	§30.04.06
	Side street	20	NOTES	
C	Rear	20 / 5	[1] Single-family attached development shall meet RS2 district standards, with the following special standards: [A] Lot area, min.: 1,800 sf; [B] Max. density: 18 units/acre; and [C] Open space: 120 sf/unit.	
	Building separation	10 / 6		
HEIGHT (MAX. FT.) [1]				
D	Structure height	35		
OPEN SPACE [1]				
200 sf/unit				

In reference to Note [1], the RS2 district standards are also provided below per §30.02.08 RS2: Residential Single-Family 2.

B. Standards

LOT			OTHER STANDARDS	
	Lot area, min.	2,000 sf	Overlay Districts	§30.02.26
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	Measurement/Exceptions	§30.02.25
A	Front	20	Use Regulations	Chapter 30.03
B	Side interior	5	Development Standards	Chapter 30.04
	Side street	10		
C	Rear	15 / 5		
	Building separation	6		
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY		
D	Structure height	35 / 14		
OPEN SPACE (MIN. SQ.FT.)				
200 sf/unit				

A minimum lot area of 1,308 square feet is proposed with the PUD, where a minimum of 1,800 square feet is required per Title 30 §30.02.09 RM18: Residential Multi-Family 18. This standard per the PUD accommodates the smaller footprint of the three-story housing product, as

compared to a one- or two-story home, and increases the number of lots across the site. This, consequently, increases the density of the proposed development, bringing it much closer to the density typically associated with the planned land use, while simultaneously increasing the landscape and amenity areas for the proposed community.

Minimum setbacks proposed with the PUD are provided in the table below.

SETBACK (MIN. FT.)		PRIMARY	ACCESSORY
A)	Front:	20	20
B)	Side interior:	0	0
	Side street:	5	10
C)	Rear:	5	5
	Building separation:	10	6

The front, side, and rear setbacks proposed with the PUD, as outlined above, allow for the increased density of the development, consistent with the associated and neighboring planned land uses. The setbacks also serve to maximize common elements, providing increased pedestrian connectivity throughout the site and designated areas for amenities. The smaller lot configurations and larger common element areas also remove the maintenance burden of the typical setback space around the home from the homeowner, instead allowing the Homeowner's Association to upkeep the common areas around the homes. This characteristic results in better kept landscaping and promotes the appeal of the community.

The PUD proposes a maximum forty (40)-foot primary structure height where the maximum height as defined in the RM18 zoning standards is thirty-five (35) feet per §30.02.09 RM18: Residential Multi-Family 18. A maximum primary structure height of 40 feet supports the proposed building type, allowing for adequate livable space in a condensed footprint by utilizing an additional floor level. This, consequently, increases the density of the proposed development, bringing it much closer to the density targeted with the planned land use.

Per §30.02.25.D.3.v and Table 30.02-4: Authorized Intrusions into Required Setbacks, architectural enclosures and intrusions may extend up to three (3) feet into a required setback but no closer than five (5) feet from the lot line. The PUD proposes covered entries be allowed to intrude up to four (4) feet into the rear setback, and no closer than one (1) foot from the lot line. This standard allows for the constriction of the proposed lot areas to, consequently, increase the density and the area allotted for common elements for similar beneficial purposes as previously described.

The subject site falls within Residential Adjacency standards per Title 30 where adjacent to existing developments within the RS20 zoning district, specifically along the eastern perimeter of parcel 191-05-701-014. The maximum fill adjacent to existing residential districts is included below per §30.04.06.F, where all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.

Constraints imposed by the existing offsite sewer point of connection depth in Las Vegas Boulevard elevate the grade and resulting fill necessary for the site to a greater extent than is defined per Title 30. This is caused by meeting the design criteria per Design and Construction Standards for Wastewater Collection Systems (DCSWCS).

The maximum fill proposed will allow for the development to receive sewer service while simultaneously meeting the minimum design standards required by Clark County Water Reclamation District.

A maximum retaining wall height of 6 feet is proposed with the PUD where 3 feet is allowed per §30.04.03.C.2. Consequently, per §30.04.03.C.2.iv, a fence or wall up to the maximum heights listed in §30.04.03.B may be allowed on top of the 6-foot maximum retaining wall height proposed with this PUD.

Per §30.04.02C.1i Buffering and Screening Standards, a 15-foot landscape buffer with an 8-foot decorative screen wall is required. This condition applies to the proposed development where it abuts an existing single-family residential lot within APN 191-05-701-015. The PUD proposes a 30-foot minimum common element along this edge, excepting proposed lot 148 that has a standard 5-foot side setback from building to property line. An 8-foot decorative screen wall is also proposed adjacent to APN 191-05-701-015. This standard per the PUD allows for the proposed townhome building within lots 145 through 148 to be placed at the minimum side setback, thus increasing the amount of the subject property available for homesites, and consequently increasing the density of the proposed development, bringing it closer to the density targeted with the planned land use.

Per §30.04.02C.1i and §30.04.02C.1iv Buffering and Screening Standards, a 15-foot landscape buffer with an 8-foot decorative screen wall and noise attenuation per NDOT standards is required for walls along freeways. The PUD proposes a 9-foot landscape buffer with an 8-foot decorative screen wall and noise attenuation per NDOT standards along the existing I-15 at the western perimeter of the development. Proposed lots 42 through 51 along this edge include extended courtyards, providing 6-feet of additional space between the proposed townhome buildings and the 8-foot decorative perimeter wall. This provides a setback of 15 total feet from boundary to proposed homes. This standard per the PUD allows for an increased area of the subject property available for homesites, while still providing a 15-foot offset from project boundary to proposed townhome buildings.

A Planned Unit Development is proposed with these parameters to establish a district, specific to the proposed community, that ultimately allows for a moderate-to-high-density single-family, attached residential subdivision that fits the character of the surrounding area. It offers a blend between the moderate density of nearby single-family, detached housing developments and the high-density residential and commercial planned land uses immediately adjacent to the site. For all other standards not explicitly defined herein, the project will comply with the RM18 standards per Title 30.

This space left blank intentionally.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Greystone Nevada
Jeanette Jeffery, Greystone Nevada
Parker Sieck, Greystone Nevada
Carly Samuels, Kimley-Horn
Mikal Kintner, Kimley-Horn

07/08/26 BCC AGENDA SHEET

16

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0293-PARDEE HOMES NEVADA:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:
176-21-501-002

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements located within the subject site. The easements are being requested to be vacated as they are no longer needed for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design Review for Single-family residential Development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time to vacate patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacate patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Full off-site improvements including partial paving, curb, gutter, sidewalk, and streetlights along Pebble Road - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0294	Waiver of development standards and 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 meets the goals and purposes of Title 30.

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- 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;

DRAFT

- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MINA MALEKI
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

16A

APPLICATION NUMBER(s): WS/DR-26-0294 and VS-26-0293

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

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

Date 6/10/2026

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 07/08/2026 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
Donnie Gibson	(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 2/4/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100299

ASSESSOR PARCEL #(s): 176-21-501-002

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and S Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 4 lot Single Family Subdivision

- Wavier of Development Standards & 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 an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

Dan Hale — Property Owner (Signature)*

Dan Hale — Property Owner (Print)

2-20-26 — Date

The WLB Group WLB
an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

May 12, 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 Pebble (APN:176-21-501-002)

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 Pebble. The proposed development is located south of Pebble Road and 330 feet east of 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 south, east, and west sides of APN 176-21-501-002 (BLM#1212338, OR:930612:00030).

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

07/08/26 BCC AGENDA SHEET

17

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0294-PARDEE HOMES NEVADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:
176-21-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the retaining wall height along the north property line of lot 4 to 6 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
   b. Increase the retaining wall height along the east property line to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
   c. Increase the retaining wall height within the southern portion of the property to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
2. a. Increase fill height to 6 feet along the east 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 (100% increase).
   b. Increase fill height to 7 feet along the south 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 (133% increase).
   c. Increase fill height to 7 feet along the south property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (17% increase).
   d. Increase fill height to 6 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 (100% increase).
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.

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

DRAFT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.43
- Project Type: Single-family residential development
- Number of Lots/Units: 4
- Density (du/ac): 1.65
- Minimum/Maximum Lot Size (square feet): 21,271/23,622(gross)/18,652/20,085 (net)
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 3,415 to 3,887 (homes)/312 (accessory living quarters)

Site Plan

The proposed site plan establishes four single-family residential lots with access provided from Pebble Road to the north. The private street ends in a hammerhead. Perimeter walls are being proposed as a 6 foot high decorative screen walls surrounding the development. Eight foot high retaining walls are proposed along the east property line and within the southern portion of the property, and 6 foot high retaining walls are proposed along the north property line of lot 4, with a 6 foot high screen wall on top. These retaining walls are subject of a waiver request. There is a 6 foot high retaining wall near the west property line, which is qualified for the Title 30 exception allowing retaining walls up to 6 foot in height since no screen wall is proposed on top.

Landscaping

A 13 foot landscape strip with trees and shrubs to Title 30 standards.

Elevations

The plans depict 1 story model homes with heights measuring 17 feet to 20 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, and multiple offset front facades. Optional accessory living quarters are being proposed to match with primary home in height, exterior materials, and exterior colors.

Floor Plans

The proposed single-story floor plans measure between 3,415 square feet and 3,887 square feet, and consist of multiple bedrooms, a great room, dining area, kitchen, laundry room, and bathrooms with a covered courtyard. The models also feature detached accessory living quarters measuring 312 square feet.

Applicant's Justification

The applicant proposes a detached single-story, four lot single-family development served by a 37 foot wide private street with parking permitted on both sides and a single access point to Pebble Road. The applicant is requesting approval of a hammerhead street terminus in lieu of a cul-de-sac, noting that similar configurations exist in the surrounding area and that the limited number of lots and ample on-site parking ensure the design will not negatively impact adjacent neighborhoods. Several waivers of development standards are requested to address existing topography, drainage requirements, and the rural character of the area. These include increasing

DRAFT

retaining wall heights to accommodate natural low points and required grading, increasing allowable fill depths near shared property lines to meet drainage criteria, and permitting a 6-foot retaining wall along Pebble Road with an enhanced 13 foot landscape easement as a compensating benefit. The applicant also seeks to waive full off-site improvements along Pebble Road to maintain the existing rural street character consistent with the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design Review for Single-family residential Development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time to vacate patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacate patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Waivers of development standards for full off-site improvements including partial paving, curb, gutter, sidewalk, and streetlights along Pebble Road - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-20-0293	Vacation and abandonment of patent easements is a companion item on this agenda.

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

Analysis
Comprehensive Planning
Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

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

Waivers of Development Standards #1 & #2

The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. While staff acknowledges the unique constraints presented by the change in elevation on the north, east, and south property lines, tiered retaining walls could have been used to avoid these waivers entirely. The approval of an 8 foot retaining wall coupled with a 6 foot screen wall would create a wall that is 14 feet high on one side, which will be out of place in the surrounding area and would have a negative visual impact on the rest of the development. Additionally, the subject site is located within the Neighborhood Protection Overlay district which strongly discourages the increase of retaining wall heights. Therefore, staff recommends denial.

Design Review

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

Staff finds that the architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. Staff also notes that each lot provides adequate on-site parking. However, hammerheads are not the County's preferred turnaround configuration due to the operational constraints they create. For this reason, staff cannot support the design review as proposed.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage and flood control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, this area is changing with new developments in the area and with the increase in pedestrians and vehicular traffic, it is important to have off-sites installed for their safety. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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.

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.

Fire Prevention Bureau

- Ensure hammerhead turnaround meets minimum widths per the fire code.

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 #0306-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MINA MALEKI
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

17A

APPLICATION NUMBER(s): WS/DR-26-0294 and VS-26-0293

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

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

Date 6/10/2026

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 07/08/2026 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

Revised 2/4/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100299

ASSESSOR PARCEL #(s): 176-21-501-002

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and S Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 4 lot Single Family Subdivision

- Vacation of Patent Easement

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 an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID #

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

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

Dan Hole — Property Owner (Signature)*

Dan Hole — Property Owner (Print)

2-20-26 — Date

The WLB Group WLB an LJA company

Engineering | Planning
Surveying | Urban Design
Landscape Architecture

May 12, 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 Pebble (APN:176-21-501-002)

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 Pebble. The proposed development is located south of Pebble Road and 330 feet east of 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 south, east, and west sides of APN 176-21-501-002 (BLM#1212338, OR:930612:00030).

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

- Pebble Ln expansion.
  - Work with NDOT for bridge across I-15.
  - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
  - Develop collector standards from Decatur Blvd to Lindell Rd.
  - Develop collector standards from Bronco St to Rainbow Blvd.
  - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south conductivity needs to be added.
  - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
  - The land to the west of Valley View Rd is developing rapidly.
  - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
  - The NV DMV facility will bring high volume of vehicles.

Update rural road standards.

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

Advanced Planning for Additional/Expanded Arterials.

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

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 development is underway.
  - 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
  - Windmill Ln build out from Valley View Blvd to Durango Dr.
    - Eliminate sawtooth sections.
    - Work with UPRR for bridge across UPRR tracks