Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
September 29, 2026
7:00pm

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 Maureen Helm at 702-606-0747.
  - 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/ParadiseTAB

Board/Council Members:	Kimberly Swartzlander-Chair John Williams-Vice-Chair Trenton Sheesley Renee Woitas Bill Kephart
Secretary:	Maureen Helm, 702-606-0747, mhelmtab@gmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Blanca Vazquez, 702-455-8531,BVA@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, Roll Call, and County Staff Introductions

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 September 8, 2026 (For possible action)

IV. Approval of the Agenda for September 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items (for discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

VI. Planning and Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)
PC 10/6/26

2. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)
BCC 10/7/26

3. **UC-26-0509-BELL REAL ESTATE, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive off-site improvements (sidewalks and streets).
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action)
BCC 10/7/26

4. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)
PC 10/20/26

5. **UC-26-0514-THOMSEN ROBERT & GAYLE TRUST & THOMSEN ROBERT L & GAYLE M TRS:**
USE PERMIT for a daycare on 0.60 acres in an RS20 (Residential Single-Family 20) Zone. Generally located southeast of Hedgehaven Court and north of Quail Avenue within Paradise. JG/hw/cv (For possible action)
PC 10/20/26

6. **UC-26-0555-TRIADE HOLDINGS, LLC:**
USE PERMIT to allow a vehicle wash on 0.29 acres in a CG (Commercial General) Zone and a CR (Commercial Resort) Zone within the Maryland Parkway (MPO) and Airport Environs (AE-60) Overlays. Generally located east of Cambridge Street and south of Dumont Boulevard within Paradise. TS/rp/cv (For possible action) **PC 10/20/26**

7. **UC-26-0563-LBI HOLDINGS, LLC:**
USE PERMITS for the following: **1)** restaurant and related facilities; **2)** outdoor dining, drinking, and cooking; and **3)** recreational or entertainment facility.
DESIGN REVIEW for a restaurant and related facilities, outdoor dining, drinking and cooking, and a recreational or entertainment facility on 0.47 acres in an IL (Industrial Light) Zone within the (ABO) Adult Business Overlay. Generally located south of Business Lane and east of Aldebaran Avenue within Paradise. MN/rr/cv (For possible action) **PC 10/20/26**

8. **VS-26-0573-SMOKETREE GROUP, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Smoke Tree Lane located between Pecos Road and Tomiyasu Lane within Paradise (description on file). JG/sd/cv (For possible action) **BCC 10/21/26**

9. **WS-26-0572-SMOKETREE GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks; and **2)** waive full off-site improvements on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

10. **PUD-26-0571-SMOKETREE GROUP, LLC:**
PLANNED UNIT DEVELOPMENT for a 77 lot single-family detached residential development with modified standards on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay.Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

11. **TM-26-500130-SMOKETREE GROUP, LLC:**
TENTATIVE MAP consisting of 77 single-family residential lots and common lot on 39.47 acres in a RS20 (Single-Family Residential 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

VI. General Business (For possible action)

VII. 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.

VIII. Next Meeting Date: October 13, 2026.

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
https://notice.nv.gov

Paradise Town Advisory Board

September 8, 2026

MINUTES

Board Members:	Kimberly Swartzlander-Chair-**PRESENT** John Williams – Vice-Chair- **PRESENT-from item #4 through end of meeting** Trenton Sheesley-**PRESENT** Renee Woitas-**PRESENT** Bill Kephart-**PRESENT**
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jennifer Leslie; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Chair Swartzlander, at 7:00 p.m.

II. Public Comment:
None

III. Approval of August 25, 2026 Minutes

Moved by: Woitas
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for September 8, 2026

Moved by: Kephart
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

DRAFT

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**

No show. Return to the Paradise 9/29/26 TAB meeting

2. **WC-26-400076 (UC-24-0441)-NITE OWL LLC:**
WAIVER OF CONDITIONS of a use permit limiting the approval to October 11, 2025 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-family 303) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/ji/cv (For possible action) **PC 9/15/26**

MOVED BY-Sheesley
APPROVE
Deletion of the Comprehensive Planning Recommendation related to maximum events.
NEW CONDITION Only 3 events per year lasting 3 days each with 1 week to set up and 1 week to take down
VOTE: 4-0 Unanimous

3. **WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/kh (For possible action) **PC 9/15/26**

MOVED BY-Kephart
DENY
VOTE: 4-0 Unanimous

4. **ET-26-400083 (UC-23-0261)-S M P HOLDINGS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** communication tower; and **2)** reduce the separation from another communication tower.
WAIVER OF DEVELOPMENT STANDARDS for encroachment into air space.
DESIGN REVIEW for a proposed communication tower and associated ground-mounted equipment on 0.8 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Tamarus Street within Paradise. MN/lm/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

5. **UC-26-0333-L R L J PROPERTIES, LLC:**
USE PERMIT for a refuse transfer station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; and **2)** modify residential adjacency standards.
DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh (For possible action) **PC 10/6/26**

MOVED BY-Williams
DENY
VOTE: 5-0 Unanimous

6. **VS-26-0507-SPARK BRIXTON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

7. **WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; **3)** increase wall height; **4)** increase hardscape; **5)** reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 Residential Single-Family 20) Zone. Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander
DENY
VOTE: 5-0 Unanimous

8. **WS-26-0531-ADAMS ARTHUR V & SONS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise. JG/mh/kh (For possible action) **PC 10/6/26**

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

DRAFT

9. **WS-26-0534-ARTEAGA ORLANDO GONZALEZ:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action)
PC 10/6/26

MOVED BY-Swartzlander
DENY
VOTE: 5-0 Unanimous

10. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)
BCC 10/7/26

MOVED BY-Kephart
DENY
VOTE: 4-0
Swartzlander against

11. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)
BCC 10/7/26

Held per applicant. Return to the 9/29/26 Paradise TAB meeting

12. **UC-26-0509-BELL REAL ESTATE, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive partial off-site improvements.
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action)
BCC 10/7/26

Held per applicant. Return to the 9/29/26 Paradise TAB meeting

DRAFT

13. **UC-26-0524-PLUM WARM SPRINGS, LLC:**
USE PERMIT to allow an emergency and urgent care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; and **2)** allow an attached sidewalk to remain.
DESIGN REVIEW for a proposed emergency and urgent care facility on 1.59 acres in a CP (Commercial Professional) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/mh/kh (For possible action) **BCC 10/7/26**

MOVED BY-Sheesley
APPROVE- Use permit, Waiver #1 and Design Review Subject to staff conditions
DENY-Waiver #2
VOTE: 5-0 Unanimous

14. **ZC-26-0500-KNG, LLC:**
ZONE CHANGE to reclassify a 2.30 acre portion of 5.74 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Desert Inn Road within Paradise (description on file). TS/rk/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

VI. General Business (for possible action)

The following items were requested for the 27/28 FY Budget year

- **Las Vegas Blvd repaving**
- **New flashing school sign at Twain and Sandhill**
- **Zoom capability for board member to use when they are not able to participate in person**
- **Repave crosswalks on all public rights of way adjacent to George E Harris Elementary**
- **Add flashing school sign on the NEW School side of George E Harris Elementary**
- **Add School Speed Zone signage on the NEW School side of George E Harris Elementary**
- **1 new executive chair (1 chair is broken)**

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 29, 2026

IX. Adjournment
The meeting was adjourned at 8:55 p.m.

GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Bunkerville
Enterprise
Indian Springs
Laughlin
Moapa
Mt. Charleston
Paradise
Searchlight
Spring Valley
Sunrise Manor
Whitney
Winchester

Apply using QR Code

Citizens Advisory Council Members Needed

Goodsprings
Lone Mountain
Upper & Lower Kyle Canyon
Mountain Springs
Red Rock
Sandy Valley

HELP CLARK COUNTY PLAN FOR THE FUTURE

Please submit applications by 5:30 pm on November 14, 2026. Applications are available on the Clark County website at www.clarkcountynv.gov.

10/06/26 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:
177-23-209-005

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

BACKGROUND:
Project Description
The applicant requests to vacate and abandon easements and a portion of the existing right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1306-98	Vacate and abandon portions of right-of-way for Serene Avenue and Escondido Street - recorded	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10 & RS20	Single-family residential
West	Public Use	RS20	Place of worship

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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

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

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

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

TAB/CAC:
APPROVALS: 2
PROTESTS: 2

PLANNING COMMISSION ACTION: September 1, 2026 – HELD – To 10/06/26 – per the applicant.

DRAFT

APPLICANT: TMC HOLDINGS LLC, SERIES-G, LLC
CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

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10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0508-BELL REAL ESTATE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:
162-26-402-001 through 162-26-402-003

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

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 portions of rights-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0119	Vacation and abandonment for easements and a portion of Tamarus Street - expired	Approved by BCC	May 2023
ZC-23-0118	Zone change from R-E to C-P, waivers of development standards, and a design review for an office building - expired	Approved by BCC	May 2023
NZC-0228-13	Zone change from R-E to C-P and C-1, use permit, waiver of development standards, and a design review for a car wash and office complex	Withdrawn	August 2013
VS-0095-13	Vacation and abandonment a portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Use permit, waiver of development standards, and design review for a communication tower	Approved by PC	April 2012
NZC-2188-04	Zone change from R-E to C-2 and design review for an office complex - expired	Approved by BCC	May 2005

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	PF	Harry Reid International Airport
East	Neighborhood Commercial	RS20	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
UC-26-0509	A use permit, waivers of development standards, and a design review for a parking lot for fleet vehicles is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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.

DRAFT

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RENEWABLE PROPERTIES, LLC
CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0509-BELL REAL ESTATE, LLC:

USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive off-site improvements (sidewalks and streets).
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone.

Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:
162-26-402-001 through 162-26-402-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce street landscaping along Russell Road where one large tree planted every 30 feet is required per Section 30.04.01D.
   b. Reduce street landscaping along Tamarus Street where one large tree planted every 30 feet is required per Section 30.04.01D.
   c. Reduce street landscaping along Rawhide Street where one large tree planted every 30 feet is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where required per Section 30.04.01D.
3. Eliminate a 15 foot wide landscape buffer along the east property line where a 15 foot wide landscape buffer with a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
4. Increase the height of a decorative fence to 8 feet within the front setback along Russell Road where 3 feet is the maximum height per Section 30.04.03B (a 167% increase).
5. Eliminate sidewalks and streetlights along Tamarus Street where required per Section 30.04.08C.

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 5516 Tamarus Street & 1551 Rawhide Street
- Site Acreage: 2.46

DRAFT

- Project Type: Office and parking lot for fleet vehicles
- Number of Stories: 1
- Building Height (feet): 20 (office)/11(guard booth)
- Square Feet: 796 (office)/48 (guard booth)/844 (total)
- Parking Required/Provided: 0/140
- Sustainability Required/Provided: 7/6

Site Plan

The plan depicts a parking lot with a gated driveway entrance along Russell Road. The gates are set back 67 feet from the street. A guard booth is provided adjacent to the gated entrance. A total of 140 parking spaces is provided, including 44 electric vehicle (EV) charging spaces with 22 dual port charging stations. The EV parking spaces, located primarily on the east side of the property, will be covered by 3 carports. A 796 square foot office building is located in the northeast section of the site. The office is set back 6 feet from the interior side (east) property line and 79 feet from the rear (north) property line along Rawhide Street. South of the office is an existing cell tower site. Various electric equipment boxes are in the southeast corner of the site. An 8 foot high decorative fence is set back 11 feet from the property line along Russell Road. Since the fence is over 3 feet high and located within the front yard setback along a street, a waiver is requested. A trash enclosure is provided at the northeast corner of the site. The fence is screened adjacent to the electrical equipment and along Tamarus Street. An 8 foot high decorative wall is provided along Rawhide Street and an 8 foot high decorative buffer wall is provided along the east property line.

Landscaping

The plans depict 5 foot wide landscape strips with a detached sidewalk along Rawhide Street. A 10 foot wide landscape strip is provided along Tamarus Street, and an 11 wide foot landscape strip is provided along Russell Road behind an existing attached sidewalk. However, the number of required trees is reduced, which is the subject of a waiver request. Additionally, parking area landscaping and a 15 foot landscape buffer is not provided where required along the east property line, requiring additional waivers of development standards.

Elevations

The plan depicts a 1 story office building with a maximum height of 20 feet and a flat roof with parapets. The building consists of painted stucco finish, painted metal coping along the edge of the roof, and storefront window and door systems. The guard booth has a height of 11 feet with similar exterior building materials. The canopies for the EV charging spaces are 18 feet in height and constructed of painted metal. The trash enclosure consists of 6 foot high walls with a painted stucco finish and metal double gates.

Floor Plans

The office building has an area of 796 square feet. The plan indicates that the building will consist of a lounge, office, restrooms, and mechanical rooms. The guard booth is 48 square feet and will have 2 doors.

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Applicant's Justification

The applicant seeks approval to develop a parking lot for fleet vehicles which will include EV charging stations. The site was previously approved for similar uses, but prior approvals have expired. The site is strategically located near Harry Reid International Airport (Terminal 3) and along a major arterial, Russell Road. The proposal aligns with Master Plan policies, especially those related to transportation emissions and emerging technologies. Access is exclusively from Russell Road with security gates and a guard booth for controlled entry. A deceleration lane will be constructed on Russell Road. The applicant is proposing to construct curb and gutter only on Tamarus Street and is requesting to waive the sidewalk due to a lack of connectivity. The fence height increase along Russell is requested for security purposes and is designed to avoid a solid wall appearance. Landscape waivers are requested to maximize parking and avoid shading existing solar panels on the neighbor's property to the east. The proposed design avoids operational nuisances and is compatible with surrounding uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0119	Vacation and abandonment easements and a portion of Tamarus Street - expired	Approved by BCC	May 2023
ZC-23-0118	Zone change from R-E to C-P, waivers of development standards, and a design review for an office building - expired	Approved by BCC	May 2023
NZC-0228-13	Zone change from R-E to C-P and C-1, use permit, waiver of development standards, and a design review for a car wash and office complex	Withdrawn	August 2013
VS-0095-13	Vacation and abandonment of a 3 foot wide portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Use permit, waiver of development standards, and design review for a communication tower	Approved by PC	April 2012
NZC-2188-04	Zone change from R-E to C-2 and design review for an office complex - expired	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	PF	Harry Reid International Airport
East	Neighborhood Commercial	RS20	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Attached single family (townhouse) development

Related Applications

Application Number	Request
VS-26-0508	A vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.

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

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

The proposed parking lot will be for fleet vehicles only with restricted access. All vehicles will enter and exit the site from Russell Road, which should minimize any traffic impacts on the residential areas to the north and west and the place of worship to the east. An 8 foot high decorative wall is proposed along the north and east sides of the parking area, and a wrought iron fence with screening is proposed along the east side of the site. The fences and walls should help to mitigate the visual impacts of the parking lot on the surrounding areas. Over 30% of the parking spaces will be EV-installed, which supports Master Plan Policies 3.1.2 and 3.2.4, encouraging the use of electric vehicles to reduce transportation-related emissions and supporting emerging technologies. Therefore, staff can support the use permit.

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

Waiver of Development Standards #1
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. The applicant's justification does not demonstrate a site-specific hardship or unique condition that would warrant decreasing the number of required trees. Therefore, staff cannot support this request.

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Waivers of Development Standards #2 & #3

Staff finds that the intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site and enhance environmental conditions by providing shade and reducing storm water run-off. Staff finds that the intent of buffering and screening is to mitigate noise, air quality impacts, and other externalities thereby ensuring the livability and compatibility of adjoining properties. The need to eliminate the parking lot landscaping and landscape buffer appears to be the result of the design of the parking lot. While the parking canopies do help to mitigate the heat impact, they are not provided for all parking spaces. The lack of a landscape buffer will allow the office building and parking areas to be within 6 feet of the place of worship to the east with only an 8 foot high buffer wall between the uses. All Title 30 standards could be met by redesigning the lot. Therefore, staff cannot support these requests.

Waiver of Development Standard #4

The increased fence height along Russell Road is intended to help provide security for the site. Staff has no specific concerns regarding an 8 foot high decorative fence within the front setback, as it will not be located within the required landscape strip. However, since staff cannot support the other waivers and design review, staff cannot support this request.

Design Review

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

The proposed site design provides access solely along Russell Road which supports Policy 4.2.4 of the Master Plan encouraging limited driveway frequencies on arterial streets. The site is surrounded by fences and walls that will provide screening for the site. However, the parking area as designed does not account for the required landscape islands nor the 15 foot landscape buffer along the east side of the site. Staff finds that the site could be redesigned to meet these requirements; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks and streetlights along Tamarus Street as there are existing off-site improvements to the west of the site and the applicant is providing full off-site improvements to the north of the site. Therefore, staff finds that it is imperative to provide the detached sidewalks.

Department of Aviation

Russell Road near parcels 162-26-402-001, 002, and 003, is controlled by the Clark County Department of Aviation: it is an airport roadway. Clark County Code of Ordinances Title 5 - Franchises, Chapter 5.01 defines Department of Aviation property as being excepted from public right-of-way. Maintenance responsibility for the road is assigned to Clark County Public Works through a Memorandum of Understanding executed with the Department of Aviation.

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Staff Recommendation
Approval of the use permit; denial of the waivers of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Rawhide Street;
- Full off-site improvements except for sidewalks and streetlights along Tamarus Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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

- Russell Road was re-paved in 2022 by Public Works and is therefore listed as a "No Cut" street. Russell Road re-pavement limits are to be set by Public Works and/or Development Review for the "No Cut" condition;
- Dry and wet utility services to the proposed site must connect to the public right-of-way (Tamarus Street and/or Rawhide Street) only;
- Pedestrian access along the north side of Russell Road must be maintained across the proposed driveway. The applicant must install sidewalk ramps at the proposed driveway entrance in accordance with Public Works and/or Development Review standards;
- Public Works shall concur with the deceleration lane and new driveway entrance;

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- The Applicant must coordinate with Public Works and/or Development Review for public right-of-way dedication of all off-site improvements associated with the deceleration lane and driveway: future maintenance of the offsite improvements will be by Public Works:
- The Department of Aviation (email: realestate@lasairport.com) requires concurrence review of the traffic study and civil plans prior to the issuance of building permits. The traffic study shall be prepared by a Nevada Registered Engineer and shall include traffic demand estimates, queuing analysis, traffic mitigation measures, turn evaluation, and traffic impact analysis since Russell Road is a major airport entry corridor. The applicant must comply with the recommendations of the traffic study and with any additional requirements imposed by the Department of Aviation:
- The Department of Aviation (email: realestate@lasairport.com) requires concurrence review of all temporary traffic control plans on Russell Road.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0080-2027 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RENEWABLE PROPERTIES, LLC
CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

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10/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

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

Analysis
Comprehensive Planning
According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry, " making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BSR 6276 LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE. 650, LAS VEGAS, NV 89135

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 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.

Alan L Molasky — Property Owner (Signature)*

Alan L. Molasky — Property Owner (Print)

4/7/26 — Date

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

KAEMPFER
CROWELL

Robert J. Gronauer
rgronauer@kcnvlaw.com
D: 702.792.7039

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor's Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the "Property").

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry ("NDF") to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

   i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.

   ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.

   iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.

   iv. A body of water which stores water used in a mining reclamation project.

   v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

   vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

KAEMPFER
CROWELL

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL

Bob J. Gronauer

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0514-THOMSEN ROBERT & GAYLE TRUST & THOMSEN ROBERT L & GAYLE M TRS:

USE PERMIT for a daycare on 0.60 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located southeast of Hedgehaven Court and north of Quail Avenue within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:
161-31-111-013

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

BACKGROUND:
Project Description
General Summary

- Site Address: 5770 Hedgehaven Court
- Site Acreage: 0.60
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 3,638 (existing residence)/2,270 (daycare)

Site Plan
The site plan depicts an existing 3,638 square foot single-family residence located in central portion of the site. A portion of the existing residence has previously been converted to serve as the daycare. This conversion is a 1,142 square foot portion of the eastern section of the residence. A 440 square foot covered patio to the northeast of the conversion and 2 outdoor play areas, totally 595 square feet, to the northeast of the patio also comprises a portion of the daycare area. Overall, 2,270 square feet of the site will be dedicated to the daycare. All structures associated with the daycare will be set back at least 10 feet from the exterior property lines and access is provided by a 15.5 foot wide residential driveway to the cul-de-sac of Hedgehaven Court. There are also several accessory structures, patio covers, and a pool associated with the main residence that meet all setback and zoning district requirements.

Landscaping
All existing landscaping will remain, and no new landscaping is required or proposed.

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Elevations

Photos provided show the existing residence is 22 feet high with a white tile pitched roof, and a brick and wood siding exterior. The existing daycare conversion area consists of the same white wood siding as found on the rest of the house with a similar white tile pitched roof. The daycare conversion is 16 feet tall.

Floor Plans

The interior of the daycare conversion area consists of a large open activity room with a wet bar, bathrooms, and a laundry area along the side that connects to the residence. Exterior access is provided from a covered patio area to the north and interior access to the residence is also provided in the northwest corner of the conversion.

Applicant's Justification

This facility has been in business at this location since 2021 and has been licensed for up to 6 children during that time. The site offers plenty of space for the daycare children and has better separation from the neighbors in the cul-de-sac than typical newer home sites. The portion of the property that serves the daycare needs is located within the rear of the property without visibility from the street. There is more than ample on-site parking within the long driveway so that daycare parents will not have to park in the street and walk their children a long distance into the daycare. Hedgehaven Court is easily accessed directly from Russell Road just west of Sandhill Road. The home has been remodeled to have a 1,166 square foot area adjacent to the garage exclusively for the daycare and includes a fully enclosed outdoor play area that is not directly adjacent to surrounding streets. The daycare area of the home has passed multiple periodic inspections by Clark County Building Department, Clark County Fire Department, State of Nevada Childcare Licensing, and Southern Nevada Health District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1607-02 (ET-0304-08)	Third extension of time for a dental lab as a home occupation - expired	Approved by PC	December 2008
UC-1607-02 (ET-0275-05)	Second extension of time for a dental lab as a home occupation - expired	Approved by PC	December 2005
UC-1607-02 (ET-0294-03)	First extension of time for a dental lab as a home occupation - expired	Approved by PC	January 2004
UC-1607-02	Use permit for a dental lab as a home occupation - expired	Approved by PC	December 2002

Surrounding Land Use

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

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

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

Staff finds the purpose of reviewing the daycare use within residential districts is to assure the proposed use will not impact surrounding properties and will maintain the residential nature of such areas. In this case, the proposed daycare is already operating as a residential daycare, which allows up to 6 children, and there have been no known complaints regarding the operation of the existing family daycares. Additionally, there are no proposed modifications to the site so the daycare area will remain as it is currently operating while adding 6 additional children. As a result, staff finds the site will maintain its residential appearance, as the daycare area is integrated into the existing home, both physically and aesthetically, and is screened from surrounding neighbors and streets by various walls and the existing residence. Staff does not anticipate there will be any added impacts on the surrounding neighbors given that the daycare operation is already existing, is well screened, and there is sufficient space on site from drop-off and pick-up of children. The driveway is 110 feet long with a turnaround allowing for sufficient space for the stacking of cars. The additional 6 children should also not significantly increase traffic to the site. The site also has a long history of hosting home-based businesses as well. Staff also finds the request will support Clark County Master Plan Policy 5.5.3, which encourages the development of small and local businesses within the Las Vegas Valley. For these reasons, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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 the property is already connected to the CCWRD sewer system: and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROBERT THOMSEN
CONTACT: ROBERT THOMSEN, 5770 HEDGEHAVEN COURT, LAS VEGAS, NV 89120

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 3

ASSESSOR PARCEL #(s): 161-31-111-013

PROPERTY ADDRESS/ CROSS STREETS: 5770 Hedgehaven Court/E Russell Road and S Sandhill Road

DETAILED SUMMARY PROJECT DESCRIPTION

Ms. Gayle's Little School is a licensed childcare facility located at 5770 Hedgehaven Court in southeast Las Vegas. The school has been in business at this location since 2021, and was previously located at 4502 Palm Mesa Drive between the years of 2010 and 2021. The Facility is currently licensed for 6 children between the ages of 3 months and 12 years, and operates 24 hours per day. There is ample space both indoors and outside within a fully fenced area for up to 12 children. Robert L. Thomsen and Gayle M. Thomsen, the Owners, would like consideration by Clark County for being licensed for up to 12 children at this location under the approval of a Special Use Permit Application.

PROPERTY OWNER INFORMATION

NAME: Robert & Gayle Thomsen Trust

ADDRESS: 5770 Hedghaven Court

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702-434-4305 CELL 702-325-5729

APPLICANT INFORMATION (information must match online application)

NAME: Robert & Gayle Thomsen

ADDRESS: 5770 Hedgehaven Court

CITY: La Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702-434-4305 CELL 702-325-5729 ACCELA REFERENCE CONTACT ID # Bobrlt

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Robert Thomsen

ADDRESS: 5770 Hedgehaven Court

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702-434-4305 CELL 702-325-5729 ACCELA REFERENCE CONTACT ID # Bobrlt

*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.

Robert Thomsen
Property Owner (Signature)*

Robert Thomsen
Property Owner (Print)

04/10/2026
Date

Justification Letter

Ms. Gayle's Little School is a licensed childcare facility located at 5770 Hedgehaven Court in southeast Las Vegas. This facility has been in business at this location since 2021 and has been licensed for up to 6 children during that time. Previously, the business was located approximately 1 mile northeast at 4502 Palm Mesa Drive where Gayle Thomsen operated the daycare under both Ms. Gayle's Little School and the Thomsen Family Care Home starting back in 2010. Gayle Thomsen has taught classes at or managed commercial and private daycare centers in Las Vegas dating back to 1995. Prior to that, she also managed her daycare businesses in central California between 1984 and 1994.

The property at 5770 Hedgehaven Court is 0.6-acre in overall size and offers plenty of space for the daycare children and has better separation from the neighbors in the cul-de-sac than typical newer homesites. The Land Use Category of the homes on Hedgehaven Court and the two adjacent cul-de-sacs off of Russell Road are categorized as Ranch Estate Neighborhood (RN). The portion of the property that serves the daycare needs is located within the rear of the property without visibility from the street. There is more than ample on-site parking within the long driveway (110 ft) so that daycare parents will not have to park in the street and walk their children a long distance into the daycare. Having 1,166 square feet for the daycare, the requirement for parking on site would be a minimum of 3 spaces, which the existing driveway meets the requirements for. There is also ample space for up to 3 bicycles or motorcycles on site. The daycare parents are typically parked on site for about 5 minutes during drop-offs and pickups, and with their attendance times offset throughout the day, there is no need to have additional dedicated parking such as would be included with a commercial type of business. **Parking for up to 4 vehicles is shown on the revised site plan (P1 to P4).** Hedgehaven Court is easily accessed directly from Russell Road just west of Sandhill Road. Although Hedgehaven Court is a 51-foot public right of way, the distance of the home's driveway from Russell Road, an arterial, is only 415 feet. Quail Avenue, a 60-foot minor collector street, runs along the southern perimeter of the rear yard with ½ to nearly one-acre properties beyond. The home has been remodeled to have a 1,166 square foot area adjacent to the garage exclusively for the daycare and includes a fully enclosed outdoor play area that is not directly adjacent to surrounding streets. The front yard is currently landscaped with palm trees, bushes, artificial turf and landscape rock, and no additional landscape improvements are planned in conjunction with the Special Use Permit. The daycare area of the home has passed multiple periodic inspections by Clark County Building Department, Clark County Fire Department, State of Nevada Childcare Licensing, and Southern Nevada Health District.

Ms. Gayle's Little School benefits the nearby neighborhoods by offering the alternative of more affordable childcare during non-standard work hours and is approved by the State of Nevada Division of Social Services (DSS) to offer subsidized daycare for either single or lower-income parents. Many of the nearby chain daycare facilities do not accept subsidized childcare nor evening or early morning hours of operation. At the current time, the majority of the children attend the daycare between 7am and midnight. Hours other than these can be offered to qualified parents on a case-by-case basis. Ms. Gayle's Little School is a Nevada State Silver Star QRIS four-star (Quality Plus) rated daycare.

Attached to this application form are documents showing the current owners of the property, being Robert L. Thomsen and Gayle M. Thomsen, trustees for the Robert & Gayle Thomsen Trust, along with a general site plan and floor plan of the actual area used by the daycare. The owners would appreciate consideration by Clark County representatives to grant permission to have up to 12 children able to attend the daycare under approval of a Special Use Permit application to further benefit parents in adjacent neighborhoods. Child Care Licensing has informed us that the existing daycare meets the minimum indoor/outdoor space and other basic requirements for being licensed for up to 12 children.

Justification for Waivers of Development Standards

The following are the Waivers of Development Standards being requested along with their justification.

- Eliminate Parking Lot Landscaping
  - The property is currently fully landscaped, and no changes are proposed or anticipated in the near future
- Eliminate Screening and Buffering
  - The property is residential in a residential area, and daycare parents and their vehicles are only on the property briefly while they drop off or pick up their children
- Eliminate Parking Lot Striping
  - Formal designated parking is not needed due to the temporary nature of the vehicles associated with the daycare and the size of the existing driveway is anticipated to accommodate the additional vehicles associated with the additional children for the daycare as attendance times are scattered across a 24-hour period. The handicap parking space with be striped as required by Development Standards (Location shown on Site Plan)
- Eliminate Parking Space Dimension Standards
  - Same response as above – Employees associated with the daycare are the existing homeowners
- Eliminate Pedestrian Walkways to the Street
  - Daycare parents park within the existing driveway for very short periods of time and access to the entrance of the daycare is never restricted during daycare hours along the existing driveway
- Eliminate Bicycle Parking
  - It is highly unlikely that daycare parents would ride a bicycle to drop off or pick up their children. This has been done using either with a private vehicle, rideshare vehicle, or riding public transit and then walking from the bus stop to the daycare
- Waiver of Development Standards for a commercial curb return driveway on Hedgehaven Court per Uniform Standard Drawing 222.1

The following are descriptions of deviations anticipated from Residential Adjacency

  - Allow Parking within 30 feet of Residential UseAs stated above, the daycare use parking within the driveway will not affect adjacent properties and is temporary in nature and scattered throughout the daycare's 24 hours of operation
- Allow High Activity Areas adjacent to Residential Use
  - The additional activity from the increase in daycare attendees is limited in area and is located in the rear of the property and is surrounded by fencing with self-closing gates at heights between 5 and 6 feet
- Allow Trash Enclosure within 50 feet of a Residential Use
  - The existing trash service is anticipated to be satisfactory for the increase in daycare attendees, there is a designated area for the trash receptacles located away from the daycare and home as shown on the revised site plan.

Children will occasionally stay at the daycare overnight when requested by the parent and approved by the daycare Owners and Childcare Licensing. The existing daycare is licensed with the State of Nevada for operating 24 hours a day and 7 days a week. During a recent fire inspection, the fire inspector stated that the existing facility could accommodate up to 6 children overnight without the requirement for fire alarms or fire sprinklers (State Fire Marshall Inspection Report is attached).

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0555-TRIADE HOLDINGS, LLC:

USE PERMIT to allow a vehicle wash on 0.29 acres in a CG (Commercial General) Zone and a CR (Commercial Resort) Zone within the Maryland Parkway (MPO) and Airport Environs (AE-60) Overlays.

Generally located east of Cambridge Street and south of Dumont Boulevard within Paradise. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
162-15-611-005; 162-15-611-009

LAND USE PLAN:
WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 3550 Cambridge Street
- Site Acreage: 0.29
- Project Type: Vehicle wash
- Building Height (feet): 13 (canopies)
- Square Feet: 384 (wash bays)/240 (equipment storage)/1,840 (canopies)

Site Plan & History
The site was previously approved for a vehicle wash in the 1970s and subsequently developed. The previous vehicle wash ceased operations in 2021, and the associated use permit has since expired as a result. The property owner is now requesting a new use permit to re-establish the vehicle wash use. The facility includes 3 total canopies, located in the north, south, and center of the site respectively. The central canopy features the 5 wash bays along with an equipment room positioned near the middle of the canopy. The northern and southern canopies feature vacuum spaces. Access to the site is provided from Cambridge Street through 2 separate driveways, 1 located on parcel 162-15-611-005 and the other on parcel 162-15-611-009.

Landscaping
Landscaping is not proposed with this application.

Elevations
The elevation photos depict existing metal canopies that are 13 feet in height with flat rooflines.

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Applicant's Justification

The applicant is requesting a use permit to resume operation of a vehicle wash that was originally constructed in 1977. The previous tenant failed to maintain proper licensing, resulting in a lapse of the vehicle wash's operational status. The property owner has since taken full control of the site and is seeking approval to bring the facility back into compliance.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North & South	Urban Neighborhood	CR (MPO & AE-60)	Office
East	Urban Neighborhood	RM50 (MPO & AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (MPO & AE-60)	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The vehicle wash use is conditionally permitted in the CG and CR zones, requiring a 200 foot separation from residential development in CG zone, and to be in conjunction with a hotel in the CR zone. The subject site shares a property line with a residential development and does not meet the required separation, and is not in conjunction with a hotel. However, the vehicle wash has operated at this location since 1977 without known adverse impacts, and staff does not anticipate negative issues to arise with the re-establishment of this use. Therefore, staff can support this use permit request.

Staff Recommendation

Approval.

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

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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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JUAN CARLOS VERBOONEN
CONTACT: JUAN CARLOS VERBOONEN, HENDERSON, 3600 CAMBRIDGE STREET, LAS VEGAS, NV 89169

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101045
ASSESSOR PARCEL #(s): 162-15-611-005
162-15-611-009
PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: TRIADE HOLDINGS - LLC
ADDRESS: 3550 CAMBRIDGE ST
CITY: LAS VEGAS STATE: NV ZIP CODE: 89169
TELEPHONE: 702 824 6700 CELL 702 824 6700

APPLICANT INFORMATION (information must match online application)

NAME: JUAN CARLOS VERSOONEN
ADDRESS: 3550 CAMBRIDGE ST
CITY: LAS VEGAS STATE: NV ZIP CODE: 89169
TELEPHONE: 702 824 6700 CELL 702 824 6700 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JUAN CARLOS VERSOONEN
ADDRESS: _____
CITY: LAS VEGAS STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL 702 824 6700 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)* | JUAN CARLOS VERSOONEN Property Owner (Print) | 06-11-2026 Date

JUSTIFICATION LETTER

DATE: June 10, 2026

TO: Clark County Department of Comprehensive Planning Plan Review & Permits Division 500 S. Grand Central Parkway Las Vegas, NV 89155

SUBJECT: Justification Letter for Plan Review – Applying for a Special Use Permit for Vehicle Wash

- **Property Address:** 3550 Cambridge St, Las Vegas, NV 89169
- **Assessor's Parcel Numbers (APN):** 162-15-611-005 & 162-15-611-009
- **Current Zoning:** C-G (Commercial General)
- **Established Use:** Specialty / Commercial Car Wash (Cambridge Car Wash)

1. Purpose of Request & Background

The purpose of this letter is to formally request a plan review to apply for a Special Use Permit for a vehicle wash located at 3550 Cambridge St, Las Vegas, NV 89169.

The property features an established, 5-bay commercial car wash structure originally constructed in 1977. This facility operated successfully for decades under its designated zoning. Most recently, the property was leased to a third-party operator. Due to oversight and non-compliance by the lessee, a local business license was never finalized or maintained, resulting in a temporary lapse of active operational status.

As the property owner, I have since terminated that lease management structure, resumed direct control of the asset, and am fully committed to rectifying all past licensing omissions. We are submitting these plans to formalize the Special Use Permit for the vehicle wash and to ensure the site meets all current structural, mechanical, and safety thresholds required by Clark County.

2. Scope of Proposed Improvements

To bring the facility back to peak operating condition and ensure total code compliance, the proposed plan review includes the following targeted improvements:

- **Equipment & Utility Overhaul:** Comprehensive inspection, repair, and modernization of the central equipment room and bays.

- **Safety & Security Updates:** Installation of updated commercial LED lighting and a comprehensive security camera system to ensure a well-lit, secure environment for patrons and the surrounding neighborhood.
- **Aesthetic Refurbishment:** Exterior power washing, fresh paint, and updated signage to enhance the visual appeal of the Cambridge St corridor.

3. Project Justification & Community Benefit

Applying for a Special Use Permit and approving these plans is highly justified under Clark County codes for the following reasons:

- **Preservation of Allowed Land Use:** The property is zoned C-G (Commercial General), a designation that expressly allows for automated/self-serve car wash operations. Permitting this use does not introduce any new environmental impacts or zoning conflicts to the area.
- **Correction of Non-Compliance:** This application is being driven directly by the property owner to correct a previous tenant's administrative negligence. Granting this review allows a responsible local owner to bring a dormant commercial property into immediate, lawful alignment with county code.
- **Neighborhood Revitalization:** Leaving an established commercial site vacant invites code enforcement issues, vandalism, and blight. By reinvesting in the facility, we are protecting property values and maintaining an active, clean, and well-lit neighborhood business asset.
- **Environmental Responsibility:** As part of the permit application, the mechanical systems are being updated to modern regional standards, ensuring optimal water conservation and proper discharge compliance with local sanitation regulations.

4. Conclusion

The intent of this project is entirely restorative. We are taking immediate accountability to correct past tenant licensing errors, refresh an existing structure, and safely resume a long-standing neighborhood service.

We respectfully request your favorable review and approval of this plan submission so that we may proceed with proper commercial licensing. Should you require any additional details or inspection access to the property, please contact me immediately.

Sincerely,

Juan Carlos Verboonen

Juan Carlos Verboonen

Managing Member / Property Owner

Triade Holdings - LLC
Mon Car Wash

Phone: 702-824-6700
Email: colosollc@gmail.com

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0563-LBI HOLDINGS, LLC:

USE PERMITS for the following: **1)** restaurant and related facilities, **2)** outdoor dining, drinking, and cooking; and **3)** recreational or entertainment facility.
DESIGN REVIEW for a restaurant and related facilities, outdoor dining, drinking and cooking, and a recreational or entertainment facility on 0.47 acres in an IL (Industrial Light) Zone within the (ABO) Adult Business Overlay.

Generally located south of Business Lane and east of Aldebaran Avenue within Paradise. MN/rr/cv (For possible action)

RELATED INFORMATION:

APN:
162-20-210-009

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3081 Business Lane
- Site Acreage: 0.47
- Project Type: Restaurant with outdoor dining and recreational or entertainment facility.
- Number of Stories: 1
- Building Height (feet): 19 (existing building)/7 (accessory structures)
- Square Feet: 7,903 (existing building)
- Parking Required/Provided: 27/27

Site Plans
The plans depict an existing building which currently contains a kennel with an outdoor dog exercise area on the east side of the building. An existing parking area with 6 spaces is located on the northeast side of the building. The parking area is accessed by an existing driveway along Business Lane. A second existing parking area with 4 spaces is located on the west side of the building and is accessed by an existing driveway along Aldebaran Avenue. The plans indicate that the existing outdoor exercise area and most of the parking area on the east side of the building will be removed to construct 2 larger pet play areas contained by two new 6 foot CMU walls. Each play area will include 1 splash pad for dogs. The east side of the outdoor area will include 6 lounge areas constructed from containers for pet owners for outdoor dining. A reconfigured parking area with 3 spaces will be provided north of the outdoor area with bicycle

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parking spaces. The parking area on the west side of the building will be reduced to 3 spaces to provide one van accessible space. Five on-street parking spaces are available along the property frontage on Business Lane, a private street, with 4 on-street parking spaces are available along Aldebaran Avenue, a local public street. The applicant is seeking approval of an Alternative Parking Plan for the remaining 12 parking spaces to be provided in a leased area within 150 feet of the subject site on APN 162-20-214-001 on the west side of Aldebaran Avenue. Existing attached sidewalks are located along Aldebaran Avenue and a portion of Business Lane.

Landscaping
No changes to existing landscaping areas are required or proposed with this application.

Elevations
Plans depict an existing building, 19 feet in height. Exterior modifications to the building are not proposed except for the removal of an existing roll-up garage door along the west side of the building which will be replaced by a door. The plans also indicate that 6 containers will be attached to each other and converted to outdoor lounge areas. The containers are 7 feet in height and will be located behind 6-foot CMU walls.

Floor Plans
Plans depict at 7,903 square foot building the current conditions which include multiple kennel areas, an interior open kennel area with play areas, food preparation, grooming, and office areas. 420 square feet of the interior of the building is proposed to be remodeled to accommodate a service bar located adjacent to an existing roll-up door which provides access located along the east side of the building.

Applicant's Justification
The proposal seeks permits for a restaurant, outdoor dining, and recreational use for Pawsh Barkyard, a licensed dog boarding and kennel facility. The proposed improvements include outdoor amenities including two splash pads, landscaped outdoor dog play areas, artificial turf recreation space, outdoor seating and gathering areas, repurposed shipping containers converted into shaded lounges, and a small food service offering beverages and light food. The outdoor recreational facility is intended to provide a destination where residents can exercise their dogs in a secure environment and encourage healthy interactions. The restaurant is not a primary destination but will serve as an accessory amenity to the existing kennel and outdoor recreational uses. The outdoor dining, drinking, and cooking is intended to enhance the experience of patrons while they supervise and socialize with their dogs. The service bar is not intended to operate as an independent restaurant or tavern attracting unrelated customers. The alternative parking plan for off-site parking is justified by low occupancy, staggered visitation times, shared parking with neighboring businesses whose peak times differ, and neighborhood compatibility. The project aims to create a community-oriented recreational destination enhancing local quality of life.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0418-13	Motion picture studio - expired	Approved by ZA	June 2013

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Office/warehouse
South	Entertainment Mixed-Use	IL	Office
East	Entertainment Mixed-Use	IL	Retail
West	Entertainment Mixed-Use	CR	Multi-family & warehouse

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

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

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.

Use Permits & Design Review
The restaurant facility, outdoor dining area, and recreational facility are not intended to be a primary destination or attract outside customers but rather provide a location where residents can exercise their dogs in a secure environment while relaxing and socializing. The alternative parking plan will provide 12 shared parking spaces at a neighboring business whose hours of operation will be during weekdays. While the amenities at the subject site will be primarily visited during evenings and weekends. Therefore, parking should not be a significant issue for the surrounding businesses. The outdoor areas will be screened from neighboring properties by 6 foot CMU walls and no significant changes to the existing building are proposed. 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.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PAWSH PALACE
CONTACT: Z4 BUILDERS, 880 SEVEN HILLS DRIVE #220, HENDERSON, NV 89052

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100863
ASSESSOR PARCEL #(s): 162-20-210-009

PROPERTY ADDRESS/ CROSS STREETS: 3081 BUSINESS LN

DETAILED SUMMARY PROJECT DESCRIPTION

To expand an existing kennel operations outdoor space located at 3081 Business Ln to include: (1.) Outdoor Dining, Drinking, and Cooking per Sec. 30.03.06D.4 (2.) Restaurant and Related Facilities per Sec. 30.03.06D.5. (3.) Recreational or Entertainment Facility per Sec. 30.03.06F.5
The new space will become a social and recrational gathering area for dogs to play together and splash in a shallow pond with other dogs, and for dog owners to socialize, drink and snack.

PROPERTY OWNER INFORMATION

NAME: L B I HOLDINGS L L C
ADDRESS: 6025 GARTHMORE AVE
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: _____ CELL (646) 717-3666

APPLICANT INFORMATION (information must match online application)

NAME: Pawsh Palace / Pawsh BarkYard
ADDRESS: 3081 W Business Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: (702) 931-1778 CELL 646) 717-3666 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Z4 Builders / Donald Zeiter
ADDRESS: 880 Seven Hills Dr, Ste 220
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-496-0009 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)*	Lisa Imbesi Property Owner (Print)	07/20/26 Date

JUSTIFICATION LETTER

Special Use Permit & Parking Variance Request
Pawsh BarkYard
3081 Business Lane
Las Vegas, Nevada 89103

Clark County Department of Comprehensive Planning
APR-26-100863

RE: Justification for Requested Special Use Permits and Parking Variance

Dear Planning Staff and Members of the Planning Commission:

On behalf of the property owner, LBI Holdings LLC, we respectfully submit this justification in support of the following Special Use Permit requests and associated parking variance for the proposed expansion of **Pawsh BarkYard** located at **3081 Business Lane, Las Vegas, Nevada**.

Requested Special Use Permits

1. Outdoor Dining, Drinking and Cooking (Sec. 30.03.06D.4)
2. Restaurant and Related Facilities (Sec. 30.03.06D.5)
3. Recreational or Entertainment Facility (Sec. 30.03.06F.5)

Requested Variance

Variance from the onsite parking requirement to allow a combination of onsite parking, available street parking, and leased off-site parking located approximately 150 feet from the property. The project provides six onsite spaces, nine adjacent street parking spaces, and twelve leased satellite parking spaces.

Project Overview

Pawsh BarkYard is an existing licensed dog boarding and kennel facility that has successfully served the Las Vegas community. The proposed project does not change the primary use of the property as a canine care facility. Rather, it expands the existing operation by introducing a thoughtfully designed outdoor recreational environment where dogs and their owners may enjoy time together in a safe, supervised setting.

The proposed improvements include:

- Landscaped outdoor dog play areas
- Two shallow splash ponds designed specifically for dogs
- Artificial turf recreation space
- Outdoor seating and gathering areas

- Repurposed shipping containers converted into shaded lounges
- A small service bar offering beverages and light food
- Outdoor dining and seating
- Additional landscaping and aesthetic improvements

These improvements create an entirely new community amenity while maintaining the property's primary function as a professional dog care facility. The plans illustrate that the expansion is centered around outdoor recreation, landscaped gathering areas, splash features, and accessory food service integrated into the existing kennel operation.

Public Benefit

This project offers a unique public benefit that currently does not exist anywhere within Clark County.

Las Vegas has experienced tremendous population growth over the past decade, with pet ownership increasing dramatically as many residents now consider dogs to be members of their family. While there are numerous restaurants, bars, parks, and entertainment venues designed for people, there are virtually no destinations where both dogs and their owners can comfortably socialize together in a controlled, professionally managed environment.

Pawsh BarkYard fills that unmet need.

Rather than simply providing dog boarding services, the proposed expansion creates a destination where residents can:

- Exercise their dogs in a secure environment
- Encourage healthy canine socialization
- Meet other pet owners
- Build community relationships
- Enjoy outdoor recreation together
- Reduce social isolation through shared activities
- Promote responsible pet ownership

The project represents a modern evolution of community recreation by recognizing that many residents increasingly seek experiences that include their pets rather than requiring them to leave pets at home.

Justification for Outdoor Dining, Drinking and Cooking

The proposed outdoor dining component is entirely accessory to the principal recreational use.

Food and beverages are intended to enhance the experience of patrons while they supervise and socialize with their dogs. The service bar is not intended to operate as an independent restaurant or tavern attracting unrelated customers.

Outdoor seating encourages visitors to remain on site while monitoring their pets, creating a relaxed environment where dog owners naturally interact with one another.

This accessory use:

- enhances visitor comfort,
- promotes longer recreational visits,
- supports local small business,
- and creates an attractive community gathering space.

Justification for Restaurant and Related Facilities

The proposed restaurant component is intentionally modest in scale.

It consists primarily of a service bar and limited food preparation area designed to support patrons using the outdoor recreational facilities.

The restaurant is not the primary destination.

Instead, it serves as an accessory amenity to the existing kennel and recreational uses.

This relationship is similar to concession facilities commonly found at golf courses, parks, recreational complexes, sports venues, and entertainment facilities where food service exists to support the primary recreational activity.

Justification for Recreational or Entertainment Facility

The recreational component represents the heart of the proposed expansion.

Unlike a traditional dog park, Pawsh BarkYard provides:

- professionally maintained facilities,
- controlled access,
- supervised interactions,
- secure fencing,
- sanitary conditions,
- structured recreational opportunities,
- water features specifically designed for dogs,
- shaded seating,
- and ongoing management by trained staff.

These improvements significantly reduce many of the concerns associated with public dog parks while creating an engaging recreational destination for residents.

The project encourages physical activity for both dogs and owners while promoting responsible pet ownership and positive community interaction.

It is anticipated that many patrons will become repeat visitors, creating an ongoing neighborhood gathering place that contributes positively to the quality of life within the Las Vegas Valley.

Parking Variance Justification

The requested parking variance represents a practical solution that satisfies actual parking demand while avoiding unnecessary paving and reducing impervious surfaces.

The project provides parking through three complementary sources:

- Existing onsite parking
- Existing public street parking immediately adjacent to the site
- A leased satellite parking area located approximately 150 feet from the property

Together, these parking resources satisfy the anticipated parking demand generated by the project.

Several factors support the requested variance:

Low Occupancy

The project has an overall calculated occupant load of only twenty-seven persons, resulting in relatively modest parking demand.

Staggered Visitation

Unlike restaurants or entertainment venues with concentrated arrival times, visitors typically arrive and depart throughout the day based upon dog boarding schedules, daycare visits, play sessions, and recreational use.

This naturally distributes parking demand.

Shared Parking Availability

The surrounding industrial area contains businesses whose peak parking demand generally occurs during weekday business hours.

Many Pawsh BarkYard visits are anticipated during evenings and weekends when neighboring parking demand is substantially reduced.

Nearby Satellite Parking

The leased parking area is located within approximately 150 feet of the property, providing convenient pedestrian access while reducing the need for additional onsite paving.

Sustainability

Allowing existing parking resources to be shared represents sound planning policy by minimizing unnecessary pavement, preserving landscaped areas, reducing stormwater runoff, and encouraging efficient land utilization.

Compatibility with Surrounding Area

The proposed expansion is highly compatible with surrounding industrial land uses.

The project:

- occupies an existing developed site,
- introduces attractive landscaping,
- enhances the visual appearance of the property,
- improves pedestrian experience,
- increases security through active use,
- generates minimal traffic compared to many industrial uses,
- and creates an attractive gateway improvement for the surrounding business park.

Because the recreational activities occur within enclosed outdoor spaces designed specifically for dogs, the project remains consistent with the character of the surrounding area while introducing a unique community-serving amenity.

Conclusion

Pawsh BarkYard represents an innovative recreational concept that addresses an emerging need within the Las Vegas Valley by creating a safe, professionally managed destination where dogs and their owners can gather, exercise, socialize, and enjoy quality time together.

The requested Special Use Permits are accessory to the existing kennel operation and are necessary to fully realize the project's recreational vision. Likewise, the requested parking variance reflects a practical and responsible approach to parking management through the combined use of onsite, street, and nearby leased parking resources.

Approval of these requests will allow the redevelopment of an existing commercial property into a one-of-a-kind community asset that promotes healthy recreation,

responsible pet ownership, local economic activity, and enhanced quality of life for Clark County residents.

For these reasons, we respectfully request approval of the requested Special Use Permits and parking variance.

Respectfully submitted,



Don Zeiter
EZ Investment Group LLC, DBA Z4 Builders
Nevada Contractor License No. 0083281

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0573-SMOKETREE GROUP, LLC:

VACATE AND ABANDON a portion of a right-of-way being Smoke Tree Lane located between Pecos Road and Tomiyasu Lane within Paradise (description on file). JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-01-502-020; 177-01-602-030

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a portion of right-of-way being Smoke Tree Lane for the proposed development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-15-0314	Design review for a freestanding sign and wall signs	Approved by BCC	July 2015
ET-0134-13 (ZC-0469-10)	Second extension of time for museum/recreational facility	Approved by BCC	January 2015
ZC-0469-10	Zone change from C-2 to M-D zone, use permits, waivers of development standards and a design review for a museum	Approved by BCC	November 2010
VS-0518-10	Vacation and abandonment for a portion of a right-of-way being Smoke Tree Lane	Approved by PC	December 2010
UC-0537-02	Use permit for accessory structures (arena, storage, barns, and site layout)	Approved by PC	May 2002
VC-149-87	Variance to allow a 13 foot high perimeter wall around property	Approved by PC	May 1987
VC-262-85	Variance to increase internal block wall heights	Approved by PC	July 1985

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP (AE-65 & AE-70)	Office/warehouse facility & commercial
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Neighborhood Commercial & Ranch Estates Neighborhood	RS20, CG, & CP (AE-60 & AE-65)	Single-family residential & office park
West	Ranch Estates Neighborhood & Public Facility	RS20 & PF (AE-60 & AE-65)	Single-family residential & Sunset Park

Related Applications

Application Number	Request
PUD-26-0571	A planned unit development for a single-family residential subdivision is a companion item on this agenda.
WS-26-0572	A waiver of development standards for off-site improvements and to allow an attached sidewalk to remain is a companion item on this agenda.
TM-26-500130	A tentative map for a proposed 77 lot 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 public right-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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

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

Public Works - Development Review

- Drainage study and compliance;
- Applicant shall grant a private access easement, across APN's 177-01-502-013, 177-01-602-005, and 177-01-602-006 from Smoke Tree Lane to Pecos Road to ensure appropriate access to the cul-de-sac;
- 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 provided that tentative map is approved with new turnaround.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-26-0573 CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/ROW are reserved. It is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and no building, structures, fences or trees shall be placed upon, over or under said parcel(s) of land to be vacated, now or hereafter.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100173
ASSESSOR PARCEL #(s): 177-01-502-020 & 177-01-602-030

PROPERTY ADDRESS/ CROSS STREETS: Pecos & Smoke Tree

DETAILED SUMMARY PROJECT DESCRIPTION

77-lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Smoketree Group, LLC
ADDRESS: 3364 Smoketree Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-287-3626 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Blue Heron Development, LLC
ADDRESS: 6521 S. Las Vegas Blvd. Suite C-200
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-287-3626 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)* Scott Perry Property Owner (Print) Aug 24 2026 Date

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

July 13, 2026

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

Re: Pecos & Smoke Tree
APR: 26-100173
APN: 177-01-502-020 & 177-01-602-030
Justification Letter - Vacation

To whom it may concern:

Taney Engineering, on behalf of Blue Heron, is respectfully submitting justification for the following vacations.

Right-of-Way Vacation

This request is to vacate a portion of Smoke Tree Lane, public right-of-way conveyed to Clark County.

This vacations is being requested so that the existing cul-de-sac can be removed to allow for the development of the property into a single-family residential subdivision.

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

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

Sincerely,

Emily Sidebottom

Emily Sidebottom
Project Coordinator

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10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0572-SMOKETREE GROUP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks; and **2)** waive full off-site improvements on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-01-502-020; 177-01-602-030

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow an attached sidewalk along Sunset Road to remain where a detached sidewalk is required per Section 30.04.08C.
   b. Allow an attached sidewalk along Pecos Road to remain where a detached sidewalk is required per Section 30.04.08C.
   c. Allow an attached sidewalk along Tomiyasu Lane to remain where a detached sidewalk is required per Section 30.04.08C.
2. a. Waive full off-site improvements (curb, gutter, streetlights, and partial paving) along Sunset Road where required per Section 30.04.08C.
   b Waive full off-site improvements (curb, gutter, streetlights, and partial paving) along Pecos Road where required per Section 30.04.08C.
   c Waive full off-site improvements (curb, gutter, streetlights, and partial paving) along Tomiyasu Lane where required per Section 30.04.08C.

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

BACKGROUND:
Project Description
General Summary
- Site Address: 6629 S. Pecos Road
- Site Acreage: 39.47
- Project Type: Single-family residential development
- Number of Lots/Units: 77

Site Plan

The plans depict a proposed planned unit development for a 77-lot single-family residential development comprised of 2 existing parcels. All lots within the development will be accessed via a 40-foot-wide street, with primary access provided from Pecos Road. The applicant is requesting to waive full off-site improvements and allow an attached sidewalk to remain along Sunset Road, Pecos Road, and Tomiyasu Lane.

Applicant's Justification

The applicant states the request to allow the existing attached sidewalk where detached is required have already been constructed and are in good condition. Requiring their removal and reconstruction solely to create a detached sidewalk would result in unnecessary demolition, additional construction costs, and disruption without providing a meaningful public benefit. The adjacent residential communities similarly lack off-site improvements, which establishes a precedent for the current development. This approach also ensures consistency and cohesion within the broader community framework.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-15-0314	Design review for a freestanding sign and wall signs	Approved by BCC	July 2015
ET-0134-13 (ZC-0469-10)	Second extension of time for museum/recreational facility	Approved by BCC	January 2015
ZC-0469-10	Zone change from C-2 to M-D zone, use permits, waiver of development standards, and a design review for a museum	Approved by BCC	November 2010
VS-0518-10	Vacation and abandonment for a portion of a right-of-way being Smoke Tree Lane	Approved by PC	December 2010
UC-0537-02	Use permit for accessory structures (arena, storage, barns, and site layout)	Approved by PC	May 2002
VC-149-87	Variance to allow a 13 foot high perimeter wall around property	Approved by PC	May 1987
VC-262-85	Variance to increase internal block wall heights	Approved by PC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP (AE-65 & AE-70)	Office/warehouse facility & commercial
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Neighborhood Commercial & Ranch Estates Neighborhood (up to 2 du/ac)	RS20, CG, & CP (AE-60 & AE-65)	Single-family residential and office park

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estates Neighborhood (up to 2 du/ac) & Public Facility	RS20 & PF (AE-60 & AE-65)	Single-family residential & Sunset Park

Related Applications

Application Number	Request
VS-26-0573	A vacation and abandonment for a portion of a right-of-way is a companion item on this agenda.
PUD-26-0571	A planned unit development for a single-family residential subdivision is a companion item on this agenda.
TM-26-500130	A tentative map for 77 lot single-family residential development is a companion item on this agenda.

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

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

Public Works - Development Review
Waiver of Development Standards #1
Staff cannot support the request to allow the attached sidewalk to remain on Sunset Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #2
Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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Department of Aviation
The property lies partially within the AE-60 (60 - 65 DNL) and the AE-65 (65 - 70 DNL) noise contours 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
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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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;
- Applicant to construct a 4-foot asphalt path along Pecos Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a bus turn-out on Sunset Road per CCUSD No. 234.1, with a 5 foot x 25 foot concrete shelter pad behind sidewalk for bus shelter;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a 10 foot x 25 foot concrete shelter pad behind sidewalk for a future bus shelter per CCUSD No. 234.5, on Pecos Road.
- Applicant shall grant a private access easement, across APN's 177-01-502-013, 177-01-602-005, and 177-01-602-006 from Smoke Tree Lane to Pecos Road to ensure appropriate access to the cul-de-sac.

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Department of Aviation

- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portion located in the AE-60 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.
- For the portion located in the AE-65 incorporate an exterior to interior noise level reduction of 35 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.

Fire Prevention Bureau

- Ensure access lanes (minimum 24 feet), turning radius, turn around, stub streets and hydrant placements all meet the Clark County code requirements;
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus;
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

PRELIMINARY

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100173
ASSESSOR PARCEL #(s): 177-01-502-020 & 177-01-602-030

PROPERTY ADDRESS/ CROSS STREETS: Pecos & Smoke Tree

DETAILED SUMMARY PROJECT DESCRIPTION

77-lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Smoketree Group, LLC
ADDRESS: 3364 Smoketree Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-287-3626 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Blue Heron Development, LLC
ADDRESS: 6521 S. Las Vegas Blvd. Suite C-200
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-287-3626 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)* Scott Perry Property Owner (Print) Aug 24 2026 Date

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

August 21, 2026

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

Re: Pecos & Smoke Tree
APR: 26-100173
APN: 177-01-502-020 & 177-01-602-030
Justification Letter WS

To whom it may concern:

On behalf of our client, Blue Heron, Taney Engineering is respectfully submitting justification for a Tentative Map, PUD (Planned Unit Development), Waivers of Development Standards, a Design Review and a Vacation for proposed residential development where a residence previously existed.

Proposed Single-Family Subdivision:

This proposed development consists of 39.47 gross acre residential subdivision, comprised of 2 existing parcels, located west of Pecos Road and north of Smoke Tree Lane. This is a proposed development of a 77-lot single-family residential subdivision with a density of 1.95 dwelling units per acre. The lots range in size from 16,533 gross square feet (14,285 net square footage) to square feet to 30,146 gross square feet (23,470 net square footage), with an average lot size of 20,538 gross square feet (17,081 net square footage). The entire site is currently zoned RS20 (Residential Single-Family), with a planned land use of RN (Ranch Estates Neighborhood) which allows for two dwellings per acre.

The surrounding development and the existing development has existing attached sidewalks along the external streets to provide safe and convenient pedestrian connectivity throughout the residency. All lots within the development will be accessed via a 40-foot-wide street, with primary access provided from Pecos Road. There is an entrance on Pecos that is gated and there fire access on the northwest and southwest side. This circulation pattern will ensure efficient vehicular access while maintaining a connected pedestrian environment for residents and visitors.

Existing trees will be retained to provide a screening buffer, with additional trees proposed along Pecos Road.

A Planned Unit Development (PUD) is requested for the proposed development. The subject site satisfies the eligibility requirements for a PUD, as it encompasses at least five acres and/or is surrounded by existing developed properties, consistent with the applicable criteria. The purpose of the PUD is to facilitate the comprehensive redevelopment of the property, which was previously developed with a single-family residence. The proposed project represents the redevelopment of an existing site rather than the expansion of development into an undeveloped area. The PUD provides the flexibility necessary to modernize the property while recognizing and preserving existing site conditions that have been established for decades. Existing perimeter walls, including walls up to 10 feet in height, have been in place since approximately 1954 and have become an established feature of the property and the surrounding neighborhood. These walls have coexisted with adjacent properties for many years and maintaining them will preserve the existing character of the site while minimizing unnecessary demolition and reconstruction. In addition, waivers are requested for the detached

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sidewalk requirements. Existing sidewalks have already been constructed along the site frontage and requiring their removal and reconstruction as detached sidewalks would provide no public benefit. Furthermore, detached sidewalks would not connect to an existing detached sidewalk network for a considerable distance, resulting in an isolated improvement that would not enhance pedestrian connectivity. Retaining the existing attached sidewalks avoids unnecessary infrastructure replacement while maintaining safe pedestrian access and remaining consistent with the existing streetscape.

Waiver of Development Standards – Off-Site Improvements (Tomiyasu Lane, Pecos Road, and Smoke Tree Lane)

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

Waivers of development Standards- Detached Sidewalks

A Waiver of Development Standards is requested to allow existing attached sidewalks where detached sidewalks are required. The sidewalks along the project frontage have already been constructed and are in good condition. Requiring their removal and reconstruction solely to create a detached sidewalk would result in unnecessary demolition, additional construction costs, and disruption without providing a meaningful public benefit. Furthermore, the existing attached sidewalks would not connect to a detached sidewalk system in the surrounding area, as there are no detached sidewalks extending from the site for a considerable distance. As such, reconstructing the sidewalks as detached facilities would create an isolated improvement that would not enhance pedestrian connectivity or the overall sidewalk network. Retaining the existing attached sidewalks preserves functional pedestrian access, avoids unnecessary infrastructure replacement, and is consistent with the existing streetscape and development pattern in the surrounding area.

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

Sincerely,

Susan Florian

Susan Florian
Land Planner

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-26-0571-SMOKETREE GROUP, LLC:

PLANNED UNIT DEVELOPMENT for a 77 lot single-family detached residential development with modified standards on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-01-502-020; 177-01-602-030

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

BACKGROUND:
Project Description
General Summary
- Site Address: 6629 S. Pecos Road
- Site Acreage: 39.47
- Project Type: Single-family detached residential development
- Number of Lots: 77
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 14,285 (min. net) & 16,533 (min. gross)/23,017 (max net) & 30,146 (max gross)
- Number of Stories: 1 & 2
- Building Height (feet): 25
- Open Space Required/Provided: 15,400/201,173
- Parking Required/Provided: 170/170

Site Plans
The plans depict a proposed planned unit development for a 77 lot single-family residential development comprised of 2 existing parcels. All lots within the development will be accessed via a 40 foot wide street, with primary access provided from Pecos Road. There is an entrance on Pecos that is gated and fire access on the northwest and southwest side. There is an existing manmade lake at approximately 133,288 square feet and will remain and become an open space element for recreational use for the residential subdivision and will become the focal feature for the residents. The entire open space area consists of approximately 201,173 square feet. Existing perimeter walls, including walls up to 13 feet, 8 inches feet in height, have been previously

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approved and in place since the late 1980's. Existing sidewalks have already been constructed along the site frontage

All of the proposed lots are accessed via a network of internal private streets. Internal circulation is provided to the subdivision by access from Pecos Road to private street "A", which connects to the other private streets within the subdivision.

The plans depict modifications from the standard Title 30 requirements to RS20 zoning district. The table below indicates the proposed planned unit development modifications requested for the planned unit development and include square footage reduction for various lots and street (perimeter) landscaping,

Proposed Modifications	Title 30 Standard	Proposed Standard
• Minimum Lot Size (Square Feet)	• 20,000 (gross) / 18,000 (net)	• 16,533 (gross) / 14,285 (net)
• Street Landscaping	• Required along the north & east & west property lines	• None

Landscaping

As part of this application, no perimeter street landscaping is proposed along the site's external boundaries along Sunset Road, Pecos Road, or Tomiyasu Lane. According to the applicant's landscape plans, all interior perimeter trees located behind the existing screen walls will be retained, provided an arborist determines they are viable and site grading conditions permit their preservation.

Elevations and Floor Plans

The plans depict 3 different elevations. The exterior of the homes consists of large decorative windows and a combination of stucco finish. All elevations meet the 2 architectural features for each façade of the structure and reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles. Each floor plan includes bedrooms, a kitchen, living room, a laundry area, and a deck area

Applicant's Justification

The applicant states the purpose of the planned unit development is to facilitate the comprehensive redevelopment of the property, which was previously developed with a single-family residence. The proposed project represents the redevelopment of an existing site rather than the expansion of development into an undeveloped area. The planned unit development provides the flexibility necessary to modernize the property while recognizing and preserving existing site conditions that have been established for decades. Existing perimeter walls, including walls up to 10 feet in height, have been in place since approximately 1954 and have become an established feature of the property and the surrounding neighborhood. These walls have coexisted with adjacent properties for many years and maintaining them will preserve the existing character of the site while minimizing unnecessary demolition and reconstruction.

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-0314-15	Design review for a freestanding sign and wall signs	Approved by BCC	July 2015
ET-400134-13 (ZC-0469-10)	Second extension of time for museum/recreational facility	Approved by BCC	January 2015
ZC-0469-10	Zone change from C-2 to M-D zone, use permits, waiver of development standards, and a design review for a museum	Approved by BCC	November 2010
VS-0518-10	Vacation and abandonment for a portion of a right-of-way being Smoke Tree Lane	Approved by PC	December 2010
UC-0537-02	Use permit for accessory structures (arena, storage, barns, and site layout)	Approved by PC	May 2002
VC-149-87	Variance to allow a 13 foot high perimeter wall around property	Approved by PC	May 1987
VC-262-85	Variance to increase internal block wall heights	Approved by PC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP (AE-65 & AE-70)	Office/warehouse facility & commercial
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Neighborhood Commercial & Ranch Estates Neighborhood (up to 2 du/ac)	RS20, CG, & CP (AE-60 & AE-65)	Single-family residential & office park
West	Ranch Estates Neighborhood (up to 2 du/ac) & Public Facility	RS20 & PF (AE-60 & AE-65)	Single-family residential & Sunset Park

Related Applications

Application Number	Request
WS-26-0572	A waiver of development standards for off-site improvements and to allow an attached sidewalk to remain is a companion item on this agenda.
TM-26-500130	A tentative map for a proposed 77 lot single-family residential development is a companion item on this agenda.
VS-26-0573	A vacation and abandonment for a portion of a right-of-way is a companion item on this agenda.

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

Analysis
Comprehensive Planning
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. [In the case of proposed commercial, industrial, institutional, recreational, and other nonresidential uses or mixed-uses, the applicant shall also demonstrate the development will be appropriate in area, location, and overall planning for the purpose intended.

The proposed development would support Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development. With that said, staff has concerns regarding the overall internal design and associated waiver of development standards of the proposed development.

In reviewing the specific modified development standards the reduction in both the gross and net lot sizes below the standard set forth by Title 30 for RS20, staff finds the modified development standards are not appropriate given the reduced lot sizes to that of other RS20 single-family residential lots within the immediate area. The immediate surrounding area is zoned for RS20 that meets and/or exceeds the RS20 lot size standards. Reduction of the gross and net lot size is a self-imposed hardship, and the planned unit development can be redesigned to accommodate the requisite lot sizes as specified in Title 30 for the RS20 zone. Staff find the reduction in both the gross and net lot size request to be excessive.

The elimination of the street landscaping along the north, west and east property line, including not providing the requisite trees will not meet the intent of Master Plan Policy 3.6.1 (Urban Heat Island Effect). Staff is concerned that the lack of street landscaping and buffering along Pecos Road, Sunset Road and Tomiyasu Lane will result in noise and air quality that will have significant impacts on the proposed community, as well as an increase potential heat in the area.

While these are important factors, staff, however, ultimately finds that the aforementioned concerns described above outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

Department of Aviation
The property lies partially within the AE-60 (60 - 65 DNL) and the AE-65 (65 - 70 DNL) noise contours 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
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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;
- Applicant to construct a 4 foot asphalt path along Pecos Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a bus turn-out on Sunset Road per CCUSD No. 234.1, with a 5 foot x 25 foot concrete shelter pad behind sidewalk for bus shelter;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a 10 foot x 25 foot concrete shelter pad behind sidewalk for a future bus shelter per CCUSD No. 234.5, on Pecos Road.
- Applicant shall grant a private access easement, across APN's 177-01-502-013, 177-01-602-005, and 177-01-602-006 from Smoke Tree Lane to Pecos Road to ensure appropriate access to the cul-de-sac.

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Department of Aviation

- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portion located in the AE-60 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.
- For the portion located in the AE-65 incorporate an exterior to interior noise level reduction of 35 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.

Fire Prevention Bureau

- Ensure access lanes (minimum 24 feet), turning radius, turn around, stub streets and hydrant placements all meet the Clark County code requirements;
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

PRELIMINARY

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

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

August 26, 2026

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

Re: Pecos & Smoke Tree
APR: 26-100173
APN: 177-01-502-020 & 177-01-602-030
Justification Letter PUD

To whom it may concern:

On behalf of our client, Blue Heron, Taney Engineering is respectfully submitting justification for a Tentative Map, PUD (Planned Unit Development), Waivers of Development Standards, a Design Review and a Vacation for proposed residential development where a residence previously existed.

Proposed Single-Family Subdivision:

This proposed development consists of 39.47 gross acre residential subdivision, comprised of 2 existing parcels, located west of Pecos Road and north of Smoke Tree Lane. This is a proposed development of a 77-lot single-family residential subdivision with a density of 1.95 dwelling units per acre. The lots range in size from 16,533 gross square feet (14,285 net square footage) to square feet to 30,146 gross square feet (23,470 net square footage), with an average lot size of 20,538 gross square feet (17,081 net square footage). The entire site is currently zoned RS20 (Residential Single-Family), with a planned land use of RN (Ranch Estates Neighborhood) which allows for two dwellings per acre.

The surrounding development and the existing development has existing attached sidewalks along the external streets to provide safe and convenient pedestrian connectivity throughout the residency. All lots within the development will be accessed via a 40-foot-wide street, with primary access provided from Pecos Road. There is an entrance on Pecos that is gated and there fire access on the northwest and southwest side. This circulation pattern will ensure efficient vehicular access while maintaining a connected pedestrian environment for residents and visitors.

Existing trees will be retained to provide a screening buffer, with additional trees proposed along Pecos Road.

There is an existing manmade lake. The proposed Planned Unit Development (PUD) is designed to preserve the existing man-made lake located within Common Element A as a central open space amenity for the community. The entire open space area consists of approximately 201,173 square feet, which will remain designated as a common element and will provide both visual and recreational value to residents. By maintaining the lake within the open space area, the development enhances the overall character of the community, provides a focal feature within the neighborhood, and contributes to the required open space while creating a unique and attractive environment for future residents. This is a privately owned and maintained lake. This gets refilled by a private well.

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A Planned Unit Development (PUD) is requested for the proposed development. The subject site satisfies the eligibility requirements for a PUD, as it encompasses at least five acres and/or is surrounded by existing developed properties, consistent with the applicable criteria. The purpose of the PUD is to facilitate the comprehensive redevelopment of the property, which was previously developed with a single-family residence. The proposed project represents the redevelopment of an existing site rather than the expansion of development into an undeveloped area. The PUD provides the flexibility necessary to modernize the property while recognizing and preserving existing site conditions that have been established for decades. Existing perimeter walls, including walls up to 10 feet in height, have been in place since approximately 1954 and have become an established feature of the property and the surrounding neighborhood. These walls have coexisted with adjacent properties for many years and maintaining them will preserve the existing character of the site while minimizing unnecessary demolition and reconstruction. In addition, waivers are requested for the detached sidewalk requirements. Existing sidewalks have already been constructed along the site frontage and requiring their removal and reconstruction as detached sidewalks would provide no public benefit. Furthermore, detached sidewalks would not connect to an existing detached sidewalk network for a considerable distance, resulting in an isolated improvement that would not enhance pedestrian connectivity. Retaining the existing attached sidewalks avoids unnecessary infrastructure replacement while maintaining safe pedestrian access and remaining consistent with the existing streetscape.

Surrounding Property	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	BE (Business Employment)	Industrial Park (IP)
South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac))	Residential Single-Family 20 (RS20)

Planned Unit Development (PUD)

The proposed Planned Unit Development (PUD) is designed to preserve the existing man-made lake located within Common Element A as a central open space amenity for the community. The entire open space area consists of approximately 201,173 square feet, which will remain designated as a common element and will provide both visual and recreational value to residents. By maintaining the lake within the open space area, the development enhances the overall character of the community, provides a focal feature within the

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neighborhood, and contributes to the required open space while creating a unique and attractive environment for future residents. This is a privately owned and maintained lake. This gets refilled by a private well.

Square Footage of Lots

Section 30.02.04.B requires that lots within the RS20 zoning district have a minimum area of 20,000 square feet. However, as part of this Planned Unit Development (PUD), a modification is requested to allow a minimum lot size of 16,533 gross square feet (14,000 net square feet. The proposed development maintains lot sizes that are generally consistent with the intent of the district, with the smallest lot measuring 16,533 square feet and the largest lot measuring 30,146 gross square feet (23,017 net square feet). The average lot size within the development is approximately 20,538 gross square feet (17,050 net square feet), which remains comparable to the RS20 standard and ensures that the overall character and density of the neighborhood are maintained.

Landscape

As part of the Planned Unit Development (PUD), no perimeter landscaping is proposed along the exterior boundaries of the site this is for Sunset, Pecos, and Tomiyosa Lane. The property is enclosed by existing perimeter walls, including walls up to 10 feet in height, that have been in place for decades and are intended to remain. Requiring the installation of landscaping would necessitate the demolition of the existing walls, relocating them approximately six feet inward, and reconstructing the perimeter wall system to accommodate the required landscape buffer. This would result in significant and unnecessary site disturbance while providing limited public benefit. Additionally, the property has existed without perimeter landscaping for many years, and the absence of landscaping is consistent with the established condition of the site. The surrounding area similarly contains little to no perimeter landscaping, and therefore the proposed condition is compatible with the existing development pattern and neighborhood character. Retaining the existing walls and foregoing perimeter landscaping preserves the long-established appearance of the property while avoiding unnecessary reconstruction and maintaining consistency with the surrounding area.

Wall height

We are respectfully asking to request to allow the existing perimeter walls, which are up to 10 feet in height, to remain in place where a lower maximum height is otherwise required. The existing walls have been established on the property for decades and are an integral part of the site's character and function. Requiring the walls to be reduced in height or reconstructed to meet the current standard would result in unnecessary demolition and reconstruction of structurally sound improvements, creating significant costs and disruption with little corresponding public benefit. The existing walls have coexisted with the surrounding properties for many years without creating adverse impacts, and neighboring residents have become accustomed to their presence. Retaining the existing wall heights preserves the established character of the property, maintains privacy and security for future residents, and is consistent with the redevelopment of the site while avoiding unnecessary disturbance of long-standing site improvements.

Design Review - Architecture

This request is for a design review of 3 architectural floor plans and elevations. The one to two- story detached single-family homes are 2,025 square feet, 2,358 to 2,040 square feet. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(c) where it states that "a 10-

foot reduction for the full primary structure width" is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

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

Sincerely,

Susan Florian

Susan Florian
Land Planner

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500130-SMOKETREE GROUP, LLC:

TENTATIVE MAP consisting of 77 single-family residential lots and common lot on 39.47 acres in a RS20 (Single-Family Residential 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-01-502-020; 177-01-602-030

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

BACKGROUND:
Project Description
General Summary
- Site Address: 6629 S. Pecos Road
- Site Acreage: 39.47
- Project Type: Single-family detached residential development
- Number of Lots: 77
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 14,285 (min. net) & 16,533 (min. gross)/23,017 (max net) & 30,146 (max gross)
- Open Space Required/Provided: 15,400/201,173

Project Description
The plans depict a proposed 77 lot single-family residential development comprised of 2 existing parcels. All lots within the development will be accessed via a 40 foot wide street, with primary access provided from Pecos Road. There is an entrance on Pecos that is gated and fire access on the northwest and southwest side. There is an existing manmade lake at approximately 133,288 square feet and will remain and become an open space element for recreational use for the residential subdivision and will become the focal feature for the residents. The entire open space area consists of approximately 201,173 square feet. Existing perimeter walls, including walls up to 13 feet, 8 inches feet in height, have been previously approved and in place since the late 1980's. Existing sidewalks have already been constructed along the site frontage All of the proposed lots are accessed via a network of internal private streets. Internal circulation is provided to the subdivision by access from Pecos Road to private street "A", which connects to the other private streets within the subdivision.

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-15-0314	Design review for a freestanding sign and wall signs	Approved by BCC	July 2015
ET-0134-13 (ZC-0469-10)	Second extension of time for museum/recreational facility	Approved by BCC	January 2015
ZC-0469-10	Zone change from C-2 to M-D zone, use permits, waiver of development standards, and a design review for a museum	Approved by BCC	November 2010
VS-0518-10	Vacation and abandonment for a portion of a right-of-way being Smoke Tree Lane	Approved by PC	December 2010
UC-0537-02	Use permit for accessory structures (arena, storage, barns, and site layout)	Approved by PC	May 2002
VC-149-87	Variance to allow a 13 foot high perimeter wall around property	Approved by PC	May 1987
VC-262-85	Variance to increase internal block wall heights	Approved by PC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP (AE-65 & AE-70)	Office/warehouse facility & commercial
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Neighborhood Commercial & Ranch Estates Neighborhood (up to 2 du/ac)	RS20, CG, & CP (AE-60 & AE-65)	Single-family residential & office park
West	Ranch Estates Neighborhood (up to 2 du/ac) & Public Facility	RS20 & PF (AE-60 & AE-65)	Single-family residential & Sunset Park

Related Applications

Application Number	Request
WS-26-0572	Waiver of development standards for off-site improvements and allow and attached sidewalk to remain is a companion item on this agenda.
VS-26-0573	A vacation and abandonment for a portion of a right-of-way is a companion item on this agenda.
PUD-26-0571	A planned unit development for a single-family residential subdivision is a companion item on this agenda.

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

Analysis

Comprehensive Planning

This request does not meets the tentative map requirements and standards for approval as outlined in Title 30. Staff is not supporting the planned unit development and the associated waiver of development standards.

Department of Aviation

The property lies partially within the AE-60 (60 - 65 DNL) and the AE-65 (65 - 70 DNL) noise contours 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

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;
- Applicant to construct a 4-foot asphalt path along Pecos Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a bus turn-out on Sunset Road per CCUSD No. 234.1, with a 5 foot x 25 foot concrete shelter pad behind sidewalk for bus shelter;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a 10 foot x 25 foot concrete shelter pad behind sidewalk for a future bus shelter per CCUSD No. 234.5, on Pecos Road.

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- Applicant shall grant a private access easement, across APN's 177-01-502-013, 177-01-602-005, and 177-01-602-006 from Smoke Tree Lane to Pecos Road to ensure appropriate access to the cul-de-sac.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided:
- All streets shall have approved street names and suffixes:
- The street suffixes shall be spelt out:
- The street shown as A street is an extension of Happy Lane and shall assume the same name.

Department of Aviation

- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portions located in the AE-60/AE-65 the 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;
- For the portion located in the AE-60 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.
- For the portion located in the AE-65 incorporate an exterior to interior noise level reduction of 35 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.

Fire Prevention Bureau

- Ensure access lanes (minimum 24 feet), turning radius, turn around, stub streets and hydrant placements all meet the Clark County code requirements.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100173
ASSESSOR PARCEL #(s): 177-01-502-020 & 177-01-602-030

PROPERTY ADDRESS/ CROSS STREETS: Pecos & Smoke Tree

DETAILED SUMMARY PROJECT DESCRIPTION

77-lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Smoketree Group, LLC
ADDRESS: 3364 Smoketree Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-287-3626 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Blue Heron Development, LLC
ADDRESS: 6521 S. Las Vegas Blvd. Suite C-200
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-287-3626 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Property Owner (Signature)* | Scott Perry Property Owner (Print) | Aug 24 2026 Date

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

August 21, 2026

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

Re: Pecos & Smoke Tree
APR: 26-100173
APN: 177-01-502-020 & 177-01-602-030
Justification Letter TM

To whom it may concern:

On behalf of our client, Blue Heron, Taney Engineering is respectfully submitting justification for a Tentative Map, PUD (Planned Unit Development), Waivers of Development Standards, a Design Review and a Vacation for proposed residential development where a residence previously existed

Tentative Map:

This proposed development consists of 39.47 gross acre residential subdivision, comprised of 2 existing parcels, located west of Pecos Road and north of Smoke Tree Lane. This is a proposed development of a 77-lot single-family residential subdivision with a density of 1.95 dwelling units per acre. The lots range in size from 16,533 gross square feet (14,285 net square footage) to square feet to 30,146 gross square feet (23,470 net square footage), with an average lot size of 20,538 gross square feet (17,081 net square footage). The entire site is currently zoned RS20 (Residential Single-Family), with a planned land use of RN (Ranch Estates Neighborhood) which allows for two dwellings per acre.

The surrounding development and the existing development has existing attached sidewalks along the external streets to provide safe and convenient pedestrian connectivity throughout the residency. All lots within the development will be accessed via a 40-foot-wide street, with primary access provided from Pecos Road. There is an entrance on Pecos that is gated and there fire access on the northwest and southwest side. This circulation pattern will ensure efficient vehicular access while maintaining a connected pedestrian environment for residents and visitors.

Existing trees will be retained to provide a screening buffer, with additional trees proposed along Pecos Road.

A Planned Unit Development (PUD) is requested for the proposed development. The subject site satisfies the eligibility requirements for a PUD, as it encompasses at least five acres and/or is surrounded by existing developed properties, consistent with the applicable criteria. The purpose of the PUD is to facilitate the comprehensive redevelopment of the property, which was previously developed with a single-family residence. The proposed project represents the redevelopment of an existing site rather than the expansion of development into an undeveloped area. The PUD provides the flexibility necessary to modernize the property while recognizing and preserving existing site conditions that have been established for decades. Existing perimeter walls, including walls up to 10 feet in height, have been in place since approximately 1954 and have become an established feature of the property and the surrounding neighborhood. These walls have coexisted with adjacent properties for many years and maintaining them will preserve the existing character of the site while minimizing unnecessary demolition and reconstruction. In addition, waivers are requested for the detached

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sidewalk requirements. Existing sidewalks have already been constructed along the site frontage and requiring their removal and reconstruction as detached sidewalks would provide no public benefit. Furthermore, detached sidewalks would not connect to an existing detached sidewalk network for a considerable distance, resulting in an isolated improvement that would not enhance pedestrian connectivity. Retaining the existing attached sidewalks avoids unnecessary infrastructure replacement while maintaining safe pedestrian access and remaining consistent with the existing streetscape.

Surrounding Property	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	BE (Business Employment)	Industrial Park (IP)
South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac))	Residential Single-Family 20 (RS20)

Access

A Planned Unit Development (PUD) is requested to allow an alternative to the access requirements of Section 30.04.09.C.1, which requires subdivisions greater than five acres to provide two points of vehicular access. The proposed development is designed as a gated residential community with a single controlled primary access point to enhance security and manage resident and visitor access. Although only one primary vehicular entrance is proposed, the development provides two dedicated emergency access points located at the northwest and southwest corners of the site. These emergency access gates are designed to accommodate Fire Department and emergency service vehicles, ensuring adequate emergency response and circulation throughout the development. The proposed access configuration maintains public safety while supporting the operational needs of a gated community and represents a practical design solution that is compatible with the surrounding area.

Hammerhead

The internal private street design for the subdivision will have two internal hammerheads and a stub street. Title 30.04.09(D)(5) indicates the factors to be considered when using a hammerhead design, each is being addressed below to provide a more detail justification.

i. *The number and layout of parking spaces* – on-street parking spaces are provided throughout the development, located between driveways and on the single loaded north/south street. The Hammerhead streets are approx. 270-ft long with 2 lots located on each. The low number of homes on each street and the distance to the north/south street where additional parking areas are provided results in a condition providing ample areas for parking in the development.
ii. *Driveway Length* – each lot will have a title 30 required full length two vehicle driveway, as well as a 2-car garage
iii. *The number of hammerheads* – one hammer head is proposed in the entire development
iv. *Size of lots* – the lot sizes are 70-85-ft in width
v. *Shape and other constraints of the property* – the property is rectangular shape and designed in a manner where the hammerhead would not be a conflict. There is one hammerhead in the entire site. These lots are RS20 with a lot of room for parking.

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

Sincerely,

Susan Florian

Susan Florian
Land Planner