



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

October 14, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: David Chestnut, Chair
Kaushal Shah
Andy Toulouse

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

III. Approval of Minutes for September 30, 2026. (For possible action)

IV. Approval of the Agenda for October 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

- Fall Movie Series at Silverado Ranch Park near Silverado Community Center 9855 Gilespe St. Las Vegas, NV 89183. Movies begin at 6 pm. For more information call 702-455-6811.
- Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2027.
- Fall-o-ween by Clark County Commissioner Michael Naft and Silverado Ranch Community Center
Celebrate fall with us! Bring the whole family for a festive, meaningful event and make a difference in our community.

BRING YOUR OLD PUMPKINS - for our Pumpkin Smashing activity! All pumpkins (carved or painted) will be donated to All Friends Animal Sanctuary to help feed their animals!

DONATE YOUR COSTUME - bring new or gently used Halloween costumes to benefit Clark County Family Services and local kids in need!

TRADE YOUR CANDY - bring in leftover unopened Halloween candy.

Bring a donated item for the opportunity to enter a drawing for a raffle prize.
Inflatable Games, Face painting, Community booths, Food trucks, Cookie Decorating

Saturday, November 7th 1: 00pm – 3:00pm

EVENT WILL BE HELD AT PARK AREA NEAR
9855 Gilespe Street, Las Vegas, Nevada 89183
Phone: 702-455-6811

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

VI. Planning and Zoning

1. **VS-26-0592-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/jm/kh (For possible action) 11/03/26 PC
2. **WS-26-0593-ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) increase wall height; and 4) reduce setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and east of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)
11/03/26 PC
3. **TM-26-500131-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and the east side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)
11/03/26 PC
4. **PA-26-700043-ROSHI 27, LLC & LEXILAND, LLC:**
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on a 1.98 acre portion of 8.31 acres. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise. JJ/rk (For possible action) 11/03/26 PC
5. **ZC-26-0609-ROSHI 27, LLC & LEXILAND, LLC:**
ZONE CHANGE to reclassify 1.98 acre portion of 8.31 acres from a RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)
11/03/26 PC
6. **VS-26-0610-ROSHI 27, LLC & LEXILAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street and between Cactus Avenue and Frias Avenue; a portion of a right-of-way being Hinson Street located between Cactus Avenue and Frias Avenue; a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Hinson Street; and a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Frias Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) 11/03/26 PC

7. **UC-26-0611-ROSHI 27 L L C & LEXILAND, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed vehicle wash on a 1.25 acre portion of a 8.31 total acre site in a CG (Commercial General) Zone. Generally located north of Cactus Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/kh (For possible action)
11/03/26 PC
8. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) 11/03/26 PC
9. **ET-26-400092 (UC-23-0554)-NAMAZ, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow retail sales and service; and 2) allow restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow reduced street landscaping; and 2) reduce the driveway throat depth.
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on 3.7 acres in a CG (Commercial General) Zone in the Mountain's Edge Master Planned Community. Generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/tpd/kh (For possible action) 11/04/26 BCC
10. **ET-26-400094 (WS-24-0163)-RUSSELL, DAREL:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single-family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/bb/kh (For possible action) 11/04/26 BCC
11. **ZC-26-0586-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
ZONE CHANGE to reclassify 9.5 acres from an RS20 (Residential Single-Family 20) Zone to a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise (description on file). MN/rk/kh (For possible action) 11/04/26 BCC
12. **VS-26-0587-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Rivero Street, Loretta Lane and Parvin Street; and a portion of a right-of-way being Rivero Street located between Neal Avenue and Loretta Lane within Enterprise (description on file). MN/jm/kh (For possible action) 11/04/26 BCC

13. **WS-26-0588-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for a proposed multi-family residential development on 9.50 acres in a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise. MN/jm/kh (For possible action) 11/04/26 BCC

VII. General Business

1. Take public input and finalize requests for the next fiscal year budget (For possible action).

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

IX. Next Meeting Date: November 10, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager



Enterprise Town Advisory Board

September 30, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair EXCUSED Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov PRESENT	

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

The meeting was called to order at 6:00 p.m.

Joelene Isfalt, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for September 9, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 9, 2026.

Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for September 30, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-26-700039-USA:
2. ZC-26-0538-USA:
3. VS-26-0539-USA:
4. WS-26-0540-USA:
5. TM-26-500124-USA:

6. VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:
7. WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:

Motion by David Chestnut

Action: **APPROVE** agenda for September 9, 2026, amended

Motion **PASSED** (4-0)/ Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Fall Movie Series** at Silverado Ranch Park near Silverado Community Center 9855 Gilespe St. Las Vegas, NV 89183. Movies begin at 6 pm. Friday, October 2: Friday, October 9 and Friday October 16. For more information call 702-455-6811.
 - **Fall-O-Ween** at Silverado Ranch Park – 9855 Gilespe St. Saturday, November 7, 1:00pm -3:00pm. Reduce, Reuse, Re-Boo Bring your old pumpkins for our Pumpkin Smashing activity (pumpkins will be donated to All Friends Animal Sanctuary to help feed their animals.) Donate new or gently used Costumes to benefit Clark County Family Service and local kids in need. Trade your candy – bring in leftover unopened Halloween candy. Bring a donated item for an opportunity to enter drawing for raffle prize. Inflatable Games * Face Painting * Community Booths * Food Trucks (available for purchase) * Cookie Decorating while supplies last. For more info call 702-455-6811
 - **TAB Applications** are available for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2027. Applications are due by 5:30 p.m., Nov. 14, 2026, and are available on the County's Boards and Commissions page. For questions reach out to the Administrative Services Department at AdministrativeServices@ClarkCountyNV.gov or 702-455-3530.

VI. Planning & Zoning

1. **PA-26-700039-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action) **10/06/26 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) /Unanimous

2. **ZC-26-0538-USA:**
ZONE CHANGES for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action) 10/06/26 PC

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

3. **VS-26-0539-USA:**
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) 10/06/26 PC

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

4. **WS-26-0540-USA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on a 2.50 acre portion of a 45.0 acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC

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

5. **TM-26-500124-USA:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC

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

6. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/rr/kh (For possible action) 10/07/26 BCC

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

7. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) waive full off-site improvements; and 2) alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Wigwam Avenue and west of Gilespie Street within Enterprise. MN/r/r/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards

ADD Public Works - Development Review conditions

- Wigwam Ave and Gilespie St to be developed to non-urban road standards
- Execute a Restrictive Covenant Agreement (deed restrictions)

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

8. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) modify residential adjacency standards.
DESIGN REVIEW for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

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

Motion **PASSED** (4-0) /Unanimous

9. **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) **10/20/26 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) /Unanimous

10. **UC-26-0543-USA:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower on a portion of 20.0 acres in PF (Public Facility) Zone. Generally located north of Wigwam Avenue and west of Durango Drive within Enterprise. JJ/tpd/cv (For possible action) **10/21/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

11. **UC-26-0547-USA:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 632.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Starr Avenue and east of Buffalo Drive within Enterprise. JJ/rp/cv (For possible action) **10/21/26**
BCC

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

12. **WS-26-0549-BRETTHAUER FAMILY TRUST & BRETTHAUER ERICH & SHARLENE TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed 2 lot single-family residential subdivision on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Warbonnet Way and south of Torino Avenue within Enterprise. JJ/tpd/cv (For possible action) **10/21/26** **BCC**

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

VII. General Business:

1. Review FY 2026-2027 budget requests and take public input regarding suggestions for FY 2027-2028 budget requests. (For discussion only).

The budget items were reviewed with input from county staff. The new input to Parks and RPM will need further review as some property is no longer available. Several of the Public Work's items are nearing completion and do not need to be carried forward.

The Chair directed this item to be continued and finalized at the October 14 TAB meeting.

2. Share and discuss results from Enterprise Town Board members' meeting with Public Works. (For Discussion only).

All TAB members have reviewed the results of the August 20, 2026, meeting with Public Works. Public works commented on last year's budget items. Also, provided updated concerns on other road-related issues. The TAB may need to propose solutions related to a specific area within Enterprise. The Chair directed this item will not be continued.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- None.

IX. Next Meeting Date

The next regular meeting will be October 14, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Dave Chestnut

Action: **ADJOURN** meeting at 8:32 p.m.

Motion **PASSED** (4-0) /Unanimous

Enterprise's need for multiple County facilities and services

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
- There are **260,500+** citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
 - The growth rate of approximately **3.98% annually since 2020.**
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.
- Viable commercial land is being lost to residential.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile. Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active {Southern Highlands, Mountain's Edge, and Rhodes Ranch}, one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid by Major projects.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial and collector road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.
 - Local roads are being vacated to build enclosed subdivisions.
 - Local road vacations have reduced alternate traffic routes.
 - Public transportation, where available, is oriented north/south.
 - RTC-OnDemand public transportation is available.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
 - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
 - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.
- The area south of Silverado Ranch and east of Decatur Blvd is being developed at significantly higher density than planned.

Budget Requests by Category - The requested priority is listed within each category

County Major Facilities

The parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan. Since Enterprise will likely see more areas planned for parks, Comprehensive Planning will plan to attend a future TAB meeting to present the new plan.

Priority #1: Enterprise Community Center

- An additional center is needed to serve 254,700+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
 - All information is current, and project is in design phase.
 - Current Scope of Work is for a 65,000 sq ft recreation center
 - An option to add 45,000 sq ft aquatic facility in the future
 - Mountain's Edge Recreational Center design is underway.
 - No additional recreation centers are on the CIP list.

Priority #2: Enterprise Senior Centers

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- ADD 2 senior centers to the CIP list.
- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
 - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Request RPM will work with Parks and Rec to identify location and scope of work to add to CIP.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - On CIP list, request funding.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- Reserve additional property for a senior center east of 1-15.
 - A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of and adjacent to 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

~~No senior centers are on the CIP list.~~

Priority #3: Aquatic Facilities

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- There are no aquatic facilities for the 254,700+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
 - Add aquatic facilities to the CIP list and funding list for community parks.
 - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list
 - Request RPM will work with Parks and Recreation to identify location and scope of work.
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027 09-30-2026

~~No aquatic facilities are on the CIP list. Although the Mountain's Edge Recreation Center design is currently underway, aquatic facilities are not funded.~~

Parks/RPM

The parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan. Since Enterprise will likely see more areas planned for parks, Comprehensive Planning will plan to attend a future TAB meeting to present the new plan.

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2026.
- Fund at least one additional park.
 - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 650+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,930 residents per year, 24 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- ~~Park District 4 parks identified on the Neighborhood Parks CIP list include:~~
 - ~~Serene and Jones (176-24-201-046) 10-acre 2015 estimate \$10,959,220 needs to be updated. Ranks #6. This is not on the CIP list and is not leased or owned land.~~
 - ~~Updated estimate will be added to CIP list~~
 - ~~Fund the park~~
- ~~Cactus and Torrey Pines 10 acres, 2015 estimate \$9,079,645 needs to be updated ranked #14 up from 21 last year. APN 76-26-801-013 is not on the CIP list and is not leased or owned land.~~
 - ~~Updated estimate will be added to CIP list~~
 - ~~Fund the park~~
- ~~LeBaron & Rainbow (176-27-601-011) 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27. APN 176-27-601-011 was nominated for sale and the R & PP lease is being relinquished. The adjacent APN 176-27-501-025 was a reservation and relinquished in May in favor of nomination for private development.~~
 - ~~Updated estimate will be added to CIP list~~
 - ~~Fund the park.~~

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.

- ~~Request RPM to work with Parks and Recreation to confirm available location and determine SOW.~~
- ~~Add to CIP.~~
- ~~This land is centrally located in an area that does not have any parks between Dean Martin & Decatur~~
- ~~Each year the ratio of park acres per 1,000 population is declining in Enterprise.~~
- ~~Enterprise population is growing rapidly.~~
 - ~~Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.~~
 - ~~This combination makes the ratio of citizens to parks look better than it really is in Enterprise.~~
 - ~~Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).~~
 - ~~At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.~~

~~APN 177-19-601-003 is owned by DOA and was recently reserved for CCWRD's use. All infill parcels within the identified boundaries have been acquired by CCWRD. Unable to build a park here. This is not on the CIP list.~~

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

The comments in this section are still valid. NV Energy seems amendable to having trails under their power lines on properties they own. Valley Electric has not been responsive. For property not owned by the utility, each property owner would need to grant a public access easement to the County to allow the public to use the trail. The comments below state that the trails would also be publicly maintained, so RPM would need to confirm they can handle the extra maintenance responsibility. It's understandable that the portions of trails on NV Energy's properties would not be maintained by them since they are not getting a direct benefit from the trails, but for trails on privately owned property where NV Energy has an easement, it might make sense to put the maintenance responsibility on the private property owner, especially if it is an HOA that already has some maintenance responsibility for a given area. If interested, the TAB can mark up a map showing where they would like to see trails and show how the new trails connect to existing and proposed trails.

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
- Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

One cannot simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

Public Works

Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- ~~The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.~~
- ~~The island will be added as part of the Camero roadway improvements.~~
- ~~Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.~~
- ~~The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.~~
- ~~Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)~~
- ~~The RNP 1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.~~
 - ~~As the Silverton Casino grows, traffic into the RNP 1 has increased.~~
 - ~~The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.~~
 - ~~RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.~~
 - ~~The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.~~
- ~~Valley View Blvd will serve as the area's arterial road.~~
- ~~Dean Martin Dr was downgraded to a collector road.~~
- ~~Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.~~
- **S-Island is complete.**
- **Install center island to Camero**

Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-400

- Install a traffic signal at the intersection of Silverado Ranch Blvd and Valley View Blvd.
- Valley View Blvd is mostly a two-lane road currently.
- ~~RTC diagram 244.12-400 implemented today would allow Valley View to be developed to the new standard~~ **yet to be determined.**
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternat north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Vally View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- ~~Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-400.~~
- Add to 10-year plan.
- **A portion of Valley View was bid with Warm Springs. We will look to Add remaining portion to CIP for out years**

Public Works Continued

Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.

- ~~Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.~~
- ~~Change the transportation element for Dean Martin from collector to local street.~~
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
 - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.
- Speed reduced to 35 mph in 2024. Restudy speed and check accidents

Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

~~Will look to ADD to out years of CIP~~

Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

Windmill Lane to Maule are under construction. We expect to complete this work in six months.

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

~~Will look to Add to out years of CIP~~

Public Works Continued

Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- ~~Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.~~
- ~~Overall project construction is expected to begin August 2025 and be completed in May/June 2026.~~
- ~~Needed to mitigate school traffic congestion.~~
- ~~Need to accommodate the traffic flow being generated by the high school and charter school.~~
- ~~Traffic flow on Rainbow Blvd is being hindered by school traffic.~~
- ~~The current local/collector roads cannot accommodate peak traffic.~~

The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)

Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- ~~Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.~~
- ~~Overall project construction is expected to begin August 2025 and be completed in May/June 2026.~~
- ~~Needed to mitigate school traffic congestion.~~
- ~~Need to accommodate the traffic flow being generated by the high school and charter school.~~
- ~~Traffic flow on Rainbow Blvd is being hindered by school traffic.~~
- ~~The current local/collector roads cannot accommodate the peak traffic.~~

The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)

Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- ~~Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.~~
- ~~Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC~~
 - ~~The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.~~
 - ~~Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).~~
- ~~Build according to proposed plan including signalize horse crossing at Arville St.~~
 - ~~Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.~~
- ~~Construction is estimated to begin by early 2026 and take approximately 420 days to complete.~~
- ~~Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.~~
 - ~~South of CC 215, there are only three arterials that could provide arterial east/west travel routes.~~
 - ~~Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.~~
- ~~South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.~~

Warm Spring Road, from Decatur Boulevard to Dean Martin Road, and Valley View Boulevard, from Windmill Lane to Maule are under construction. We expect to complete this work in six months.

MEETING ATTENDEES

Tiffany Hesser, Commissioner Naft's office.

CCPW Design - Kaizad Yazdani, PE Sr. Deputy Director; Antonio Papazian, Sr. Deputy Director, Bryan Osborne, PE, Engineering Manager; David Smith, PE, Traffic Manager

ETAB – David Chestnut, Chair; Kaushal Shah, PE, SE, Board Member

Enterprise street discussion:

1. Silverton SE exit /right out only: The addition of the S island at Silverton SE corner on Dean Martin has reportedly created new operational issues. Some drivers from Silverton prefer to travel south toward I-15 rather than north. The result is illegal U-turns at the end of the median. The intent is to help reduce cut-through traffic on Dean Martin Dr.

Potential solutions:

- Extend the median north and create a legal U-turn.
- Extend the median north to the new connector between Dean Martin Dr to Valley View Blvd.
- Remove right out only configuration.
- Add additional traffic mitigation to Dean Martin to the south including mini traffic circles.

Public Works related that accident rates have increased with new traffic circle installation vs 4 way stops(see #2). Significant development planned near Blue Diamond and Dean Martin, traffic pressures in the area are expected to continue growing. Further development of Dean Martin will be required.

2. Roundabouts: Roundabouts remain a concern for the County. At Sahara/Hollywood, the previous all-way stop experienced 12 accidents over three years, while the roundabout reportedly experienced 14 accidents within six months after installation. Similarly, the roundabout at Wigwam/Pebble was recently removed and replaced with a traffic signal.
3. Valley View Development: Additional development is planned along the Valley View corridor.

Also note is the traffic signal at Valley View Blvd and Silverado Ranch Blvd has gone out for bid. However, the signal will not be completed prior to the opening of the new DMV office. Alternate traffic control solutions are to be considered.
4. Dean Martin Speed Limit: Dean Martin is currently posted at 35 mph based on a traffic study. However, enforcement appears to be the primary challenge. Clark County Public Works plans to redo the traffic study.
5. Robindale and Windmill CIP Projects: Robindale and Windmill are currently included in the CIP and may be advanced into the near-term program.
 - Windmill could move forward more quickly since it only requires a bridge over the UPRR.
 - Robindale is more complex, requiring bridges over both UPRR and I-15, with the I-15 crossing likely necessitating NEPA clearance and other approvals.
6. Warm Springs Corridor: Construction on Warm Springs is ongoing. Although the corridor has sufficient ROW, it was designed as a four-lane arterial due to its location within an RNP area. However, reducing the number of lanes does not necessarily reduce traffic demand. Instead, traffic may be diverted to other east-west routes, creating congestion elsewhere.
7. Though, not under CCPW's purview, widening of NDOT's Blue Diamond from Rainbow to Fort Apache is one of the key needs for the growing Enterprise community.

RNP Standards Discussion:

The discussion regarding RNP standards was reportedly the most contentious topic. Below are the items that were discussed:

- Offsite Improvements: Eliminating offsite improvements raises several concerns. Road design depends on how the RNP uses have developed. Not all RNPs have the same requirements.
- How to transition between areas with full offsite improvements and those without them.
- There was also discussion about whether today's RNP areas still function as they did years ago, as many new developments no longer have equestrian or similar rural characteristics. In at least one case, the County ultimately had to fund offsite improvements after they were previously waived due to RNP considerations.
- Drainage and Curb Design: County roadways are generally designed to function as flood channels, with runoff contained within curbs. Eliminating curbs may cause water to flow onto shoulders and create localized ponding.
- One potential alternative could be maintaining curb sections while incorporating an elevated asphalt path. Consider a detail that has std curb and gutter with 2" Asphalt surface over 4" Type 2. This detail has been used on one of the projects adjacent to a BLM parcel where potential driveway location/usage was not identified.
- Intersection Lighting in RNP: Consider standard intersection widths of 80/80 or 80/100 for pedestrian and vehicle safety. The intersection lighting would be a contrast with the darker right-of-way. Consider using solar lighting where extending NV Energy power service for a limited number of lights can be expensive.
- Potential RNP Updates: It may be beneficial to develop a list of RNP modifications that are broadly acceptable to stakeholders. Use only the items that benefit the RNP based upon the use pattern.
- Traffic Mitigation: While access can be restricted, doing so does not necessarily reduce overall traffic volumes, as trips will likely shift to other routes or additional U-turns and such.

Enterprise Arterials:

The arterials were not fully discussed:

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0592-ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0212	Vacation and abandonment of easements	Approved By BCC	June 2025
TM-25-500052	Tentative map for a single-family residential subdivision	Approved by PC	June 2025
WS-25-0213	Waiver of development standards for a single-family residential development	Approved by BCC	June 2025
ZC-23-0812	Zone change from RS20 to RS5.2 and eliminate the Neighborhood Protection Overlay	Approved by BCC	June 2025
PA-23-700043	Plan amendment to re-designate the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.	Approved by BCC	June 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
WS-26-0593	Waivers of development standards for a single-family residential subdivision.
TM-26-500131	Tentative map for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of BLM right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, between 45 and 55 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination Right-turn Lane and Bus Turn-out on northbound Buffalo Drive per CCUSD No. 234.4, and applicant shall dedicate and construct a 5'x 25' concrete shelter pad behind sidewalk for bus stop shelter per CCUSD No. 234.2, approximately 80' to 150' north of Wigwam Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA, INC.

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): ZC-26-0586 VS-26-0587 WS-26-0588

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TAB/CAC/Information>

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

PLANNING COMMISSION (PC)

Date: Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100651

ASSESSOR PARCEL #(s): 191-05-601-004, -005, -006, -007, 191-05-601-010, -011, -012, -013

PROPERTY ADDRESS/ CROSS STREETS: West Neal Avenue and Parvin Street

DETAILED SUMMARY PROJECT DESCRIPTION

A Proposed Multi-Family Development

- Design Review / Wavier of Development Standards
- Vacations
- Rezone

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C

ADDRESS: C/O Las Vegas Investments & Realty 3455 Cliff Shadows Parkway #220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: 702.635.3600 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551 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.

Levi Parker 03/26/26

Property Owner (Signature)*
LEVI PARKER

XIAOHUA ZHANG 03/26/26

Property Owner (Print)
Xiaohua Zhang

Date

August 26, 2026

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

RE: *Justification Letter – Design Review and Waivers of Dev. Stds. – Neal Parvin*
(APN's: 191-05-601-004, 005, 006, 007, 010, 011, 012, and 013)

To Whom it May Concern,

On behalf of our client, D.R. Horton Multi-Family (DRHMF), we respectfully submit this application for a Vacation for the above-referenced project. The proposed multi-family development is located at the southwest corner of Neal Avenue and Parvin Street.

As part of the proposed development, we are requesting the vacation of patent easements that are no longer necessary and are being superseded by the companion multi-family development application.

Vacation of Patent Easements (BLM)

We respectfully request the vacation of the following patent easements:

- a. BLM patent easements surrounding the property (Patent Nos. 1223746 and 1188584).
- b. A 6.5-foot right-of-way along the south side of Neal Avenue adjacent to the project site (Patent No. 1223746).
- c. A 6.5-foot right-of-way along the north side of Loretta Lane adjacent to the project site (Patent No. 1188584).
- d. A 30-foot right-of-way for Rivero Street adjacent to the project site (Patent Nos. 1223746 and 1188584).
- e. A 5-foot Right-of-Way for Parvin Street adjacent to the project site (Patent No. 1188584).

The requested BLM patent easement vacations are appropriate because these easements will no longer be necessary following development of the property and dedication of the proposed street improvements. The requested vacation of the 6.5-foot rights-of-way along Neal Avenue and Loretta Lane is justified because both streets will terminate at Interstate 15. Additionally, the Rivero Street right-of-way is no longer needed due to the configuration and proximity of the surrounding street network.

We appreciate your consideration of this request and trust that the information provided will support a favorable review. Should you have any questions or require additional information, please do not hesitate to contact me at (702) 458-2551.

Sincerely,



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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0593-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) increase wall height; and 4) reduce setbacks.

DESIGN REVIEW for a proposed single-family residential subdivision on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Camero Avenue and east of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall along the east property line to 6 feet where the maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
2. Increase fill height to 5 feet along the east property line, where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
4. Increase the height of a screen CMU wall to 6 feet, where a 3 foot high maximum wall is permitted within the first 15 feet of the front setback per Section 30.04.03B (a 100% increase).
3.
 - a. Reduce the front setback for Lots 9 and 10 to 10 feet where 20 feet is required per Section 30.02.06 (a 50% reduction).
 - b. Reduce the rear setback for Lots 9 and 10 to 10 feet where 20 feet is required per Section 30.02.06 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.99
- Project Type: Single-family residential development
- Number of Lots: 10
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 11,179/12,937

- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,452 to 4,102
- Parking Required/Provided: 22/60

Site Plan

The plan depicts a proposed 10 lot single-family detached residential development and the plans show the overall site is 4.99 acres with a density of 2 dwelling units per acre. The lots range in size from 11,179 square feet up to 12,937 square feet, with an average lot size of 12,176 square feet. All lots will be accessed from Camero Avenue via a 38 foot wide private street that will run north to south with a turnaround area at the south end of the subdivision. Landscaping and full off-site improvements will be provided along all rights of ways adjacent to the proposed subdivision.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk, providing a total of 10 feet of landscaping along Buffalo Drive, Camero Avenue, and Wigman Avenue, with planting material in accordance with applicable Title 30 requirements.

Elevations

The plans depict 6 proposed elevations that prospective buyers can choose from. Each elevation provides; varied building materials, walls off-set a minimum of 3 feet, covered entries & patios, recessed windows, and a varying roofline. In addition, there are 2 elevation plans for accessory structures that also have a stucco exterior with a varying pitched roofline. Please refer to the plans on file for each elevation that was reviewed with this request.

Floor Plans

The plans depict 6 proposed floor layouts that prospective buyers can choose from. Each floor plan provides between 3,452 square feet to 4,102 square feet of total space. In addition, there are 8 floor plans for accessory buildings that provide between 312 square feet to 560 square feet. Please refer to the plans on file for each floor plan that was reviewed with this request.

Applicant's Justification

The applicant indicates the requested design review and waivers are needed to facility a quality residential development that will resolve drainage and grading problems specific to the site. The design of the project is based on flood and engineering protection requirements. Its compatibility to the surrounding area is undeniable because of its low density and single-story design. Approval of this proposed development will allow for the development of a well-planned residential community that provides high-quality housing opportunities, provides protection for adjacent properties by improving drainage and maintaining compatibility with surrounding residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0212	Vacation and abandonment of easements	Approved By BCC	June 2025
TM-25-500052	Tentative map for a single-family residential subdivision	Approved by PC	June 2025
WS-25-0213	Waiver of Development Standards for a single-family residential development.	Approved by BCC	June 2025
ZC-23-0812	Zone Change from RS20 to RS5.2 and eliminate the Neighborhood Protection Overlay.	Approved by BCC	June 2025
PA-23-700043	Plan amendment to re-designate the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.	Approved by BCC	June 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0592	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500131	Tentative map 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****Waivers of Development Standards**

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1, #2, & #3

Staff does not support the request to increase the retaining wall, fill height, and screen wall. Title 30 limits retaining walls to 3 feet unless the walls are tiered. While staff acknowledges the unique constraints presented by the change in elevation along the east property line, tiered retaining walls could have been used to avoid these waivers entirely. The approval of a 6 foot retaining wall coupled with a 6 foot screen wall along the east property line will create a wall that is 12 feet high on one side, which will be out of place in the surrounding area and would have a negative visual impact on the adjacent residential properties. A front 6 foot screen wall along the private street will not be compatible with the proposed subdivision. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted height, and the development can be redesigned to comply with the alternative standards. For these reasons, staff cannot support these waivers.

Waiver of Development Standards #4

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages and adjacent properties lines. This effort is done to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts to adjacent properties. Staff finds the proposed structures are too large for the proposed lots and the requested setback reductions are self-imposed and would represent a negative impact on the area. For these reasons, staff is unable to support this request.

Design Review

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

Staff finds the proposed design of the single-family residences are compliant with Title 30 standards. The architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. Staff also notes that each lot provides adequate on-site parking. However, since staff does not support the waivers of development standards, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, between 45 and 55 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination Right-turn Lane and Bus Turn-out on northbound Buffalo Drive per CCUSD No. 234.4, and applicant shall dedicate and construct a 5 foot x 25 foot concrete shelter pad behind sidewalk for bus stop shelter per CCUSD No. 234.2, approximately 80 feet to 150 feet north of Wigwam Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0616-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA, INC
CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS,
NV 89120

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): VS-26-0592, WS-26-0593, TM-26-500131

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101037

ASSESSOR PARCEL #(s): 176-15-201-005

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Drive & W Camero Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

- To construct a 10-lot single family residential development
- Wavier of Development Standards and Design Review
- Tentative Map
- Vacations of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, LLC

ADDRESS: 7455 Arroyo Crossing Parkway, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.456.2551

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

6/29/26
Date

September 4, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

**RE: Justification Letter – Design Review/Waiver of Development Standards
Buffalo Camero (APN 176-15-201-005)**

To Whom it May Concern,

On behalf of our client, Tri Pointe Homes Nevada, Inc., we respectfully request approval of a Design Review and Waiver of Development Standards for the proposed Buffalo Camero single-family detached residential development located on the southeast corner of Buffalo Drive and Camero Avenue.

Our client proposes to develop a single-family residential detached community on 4.99 acres consisting of 10 residential lots at a density of approximately 2.0 dwelling units per acre, which is under the allowed density for the parcel. The development has been carefully designed to provide an attractive, low-density residential neighborhood that is compatible with the surrounding area while meeting applicable drainage and engineering requirements.

Architecturally, the homes will primarily feature composite shingle roofing with a portion of the "A" elevations to have standing metal seam roofing. The buildings themselves will have a combination of materials including painted stucco in a neutral color palette, stone accents, and select metal cladding elements. Accent walls will be incorporated to complement and blend with the surrounding natural environment. The architectural style is characterized as Desert Modern and New Century Modern. All primary structures will have a maximum building height of 20 feet and 8 inches.

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

The development is served by a private street system consisting of a main 38-foot-wide internal roadway with two 30-foot-wide stubs all streets will feature 24-inch "R" curbs on both sides, allowing for on-street parking throughout the neighborhood excepting the 30-foot-wide stubs. Access to the community will be provided by a single entrance from Camero Avenue. Each residence will include either a three-car or four-car garage and a minimum two-car driveway, providing substantial off-street parking. While the development is required to provide a total of 22 parking spaces, the project will provide more than 60 parking spaces, significantly exceeding minimum parking requirements and ensuring ample parking for residents and guests.

Design Review

Approval of a Design Review is requested for a proposed single-family detached residential development consisting of 10 residential lots. The project includes private internal streets that are 38-feet-wide with 30-foot-wide stubs. 24-inch "R" curbs on both sides of the internal roadways. On-street parking is permitted on both sides of the street except in the stubs. A single point of access from Camero Avenue. The three single-story floor plans range from 3,452-4,102 square feet and do not exceed 20 feet 8 inches in height. Standard three-car and four-car garage configurations with minimum 2-car driveway parking are provided for each lot. Lots 9 and 10 feature side-loaded houses to the street frontage (we are asking for waivers the setbacks below for only lots 9 and 10 to accomplish this). The proposed development is designed to create a high-quality residential environment that complements the surrounding neighborhood while providing a distinctive architectural character and enhanced streetscape appearance. We are also providing an alternative landscape plan, this plan shows the required landscaping behind the bus stop, but will provide the required trees in that area along the Buffalo Roadway and along both the Camero and Wigwam frontages. Our landscape plan shows the approximate location of all of the required trees along all three frontages (a total of 1,100 l.f. at a 30' spacing there would need to be 37 trees total placed along the three frontages) our landscape plan shows a total of 37 trees along the frontage so the condition of the required trees is fulfilled and will not require a waiver.

Below is a breakdown of the proposed house plans for your convenience.

Proposed Tri Pointe Homes (6 plans total)
New Century Modern Plan 1A 3,452 SQ. FT, Max Height from Finished Grade: 20'-8"
Desert Modern Plan 1B 3,452 SQ. FT, Max Height from Finished Grade: 20'-7"
New Century Modern Plan 2A 3,740 SQ. FT, Max Height from Finished Grade: 19'-4"
Desert Modern Plan 2B 3,740 SQ. FT, Max Height from Finished Grade: 19'-1"
New Century Modern Plan 3A 4,102 SQ. FT, Max Height from Finished Grade: 19'-8"
Desert Modern Plan 3B 4,102 SQ. FT, Max Height from Finished Grade: 19'-8"

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

Waiver of Development Standards

1. Increase Retaining Wall Heights:

- a. Increase in Retaining Wall Height - A Waiver of Development Standards is requested to increase the allowable retaining wall height from 3 feet to 6 feet, as regulated by Title 30.04.03.C.2.i, along the north half of the east property line adjacent to the existing single-family residential development.
- b. Increase in Retaining Wall Height - A Waiver of Development Standards is requested to increase the allowable retaining wall height from 3 feet to 4 feet, as regulated by Title 30.04.03.C.2.i, along the south half of the east property line adjacent to the undeveloped parcel.

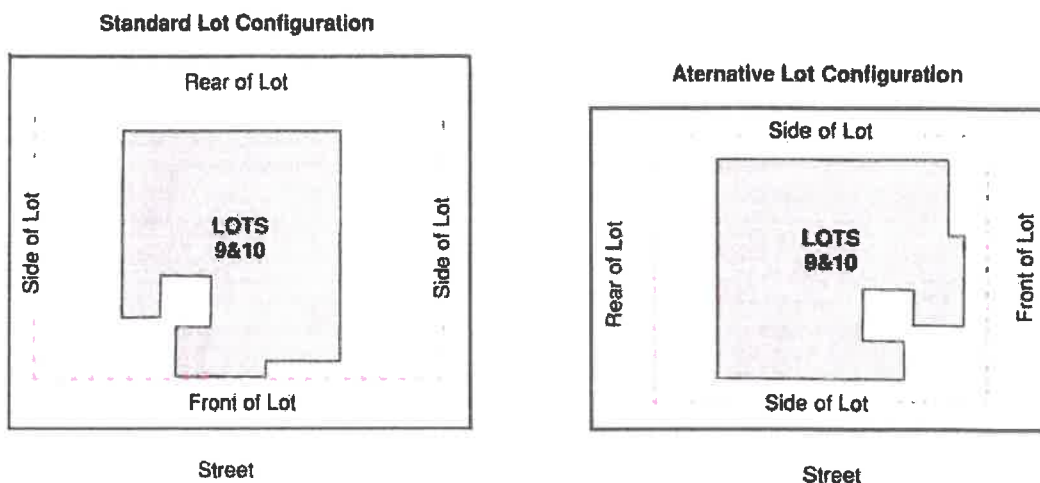
The increased retaining wall height is necessary due to drainage requirements associated with elevating the projects entry roadway and how this elevated entry affects the southern part of the site. These improvements are required to ensure that stormwater remains within the designated right-of-way and to comply with Clark County flood protection and drainage requirements. The retaining wall will allow the site to be developed safely while protecting adjacent properties from drainage impacts.

2. Increase in Allowable Fill Within the First Five Feet of Development - A Waiver of Development Standards is also being requested to increase the amount of fill permitted within the first five feet of a shared property line from 3 feet to 5 feet along the east property line, as regulated by Title 30.04.06.F.1.

This modification is required to accommodate site grading necessary to satisfy County drainage and flood protection requirements. The existing property contains natural topography that slopes toward the residential development located to the east and north of the site. Additional fill is needed to establish proper drainage patterns, prevent off-site impacts, and ensure the development complies with County engineering standards.

3. To reorient the plotting of the houses on Lots 9 and 10 by rotating them up to (and including) 90 degrees from the typical street-facing orientation (as depicted in the Alternative Lot Configuration graphic on the next page). This requires (i) a reduction in the front setbacks to 10' where 20' is required per Chapter 30.02.06.B and (ii) a reduction in the rear setbacks to 10' where 20' is typically required per Chapter 30.02.06.B. These

reduced setbacks will function as side setbacks in the Alternative Lot Configuration, while the side setbacks in the Standard Lot Configuration (see graphic on next page) will then function as a 20' minimum front setback and 20' minimum rear setback.



The requested Design Review and Waivers are necessary to facilitate quality residential development while addressing site-specific drainage and grading conditions. The requested deviations are driven by engineering and flood protection requirements rather than increased development intensity or density. The project remains compatible with surrounding land uses through its low-density layout, single-story building design, enhanced architectural character, and substantial parking supply.

Approval of the requested entitlements will allow for the development of a well-planned residential community that provides high-quality housing opportunities, protects adjacent properties through appropriate drainage improvements, and maintains compatibility with the surrounding neighborhood.

For these reasons, we respectfully request approval of the Design Review and Waiver of Development Standards applications for the proposed Buffalo Camero development.

Sincerely,

Mark Bangan
Director of Planning Services

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500131-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Camero Avenue and the east side of Buffalo Drive within Enterprise.
JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.99
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 11,179/12,937

Project Description

The plans depict a proposed 10 lot single-family detached residential development located on the east side of Buffalo Drive, the south side of Camero Avenue, and to the north side of Wigman Avenue. The plans show the overall site is 4.99 acres with a density of 2 dwelling units per acre. The lots range in size from 11,179 square feet up to 12,937 square feet, with an average lot size of 12,176 square feet. All lots will be accessed from Camero Avenue via a 38 foot wide private street that will run north to south with a turnaround area at the south end of the subdivision. Landscaping and full off-site improvements will be provided along all rights-of-ways adjacent to the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0212	Vacation and abandonment of easements	Approved By BCC	June 2025
TM-25-500052	Tentative map for a single-family residential subdivision	Approved by BCC	June 2025

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0213	Waiver of development standards for a single-family residential development	Approved by BCC	June 2025
ZC-23-0812	Zone change from RS20 to RS5.2 and eliminate the Neighborhood Protection Overlay	Approved by BCC	June 2025
PA-23-700043	Plan amendment to re-designate the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood	Approved by BCC	June 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0592	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0593	Waivers of development standards for a single-family residential subdivision

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the reduced setbacks along the private street to be a self-imposed hardship. Staff is recommending denial of the accompanying waiver of development standards, which could result in design changes that affect the layout of the tentative map. As a result, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, between 45 and 55 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination Right-turn Lane and Bus Turn-out on northbound Buffalo Drive per CCUSD No. 234.4, and applicant shall dedicate and construct a 5'x 25' concrete shelter pad behind sidewalk for bus stop shelter per CCUSD No. 234.2, approximately 80' to 150' north of Wigwam Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street suffixes shall be spelled out;
- The street shown as Bimini Avenue is a bubble street and shall assume the same name as the street shown as Casa Terra Street.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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: and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0616-2026 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA, INC

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101037

ASSESSOR PARCEL #(s): 176-15-201-005

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Drive & W Camero Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

- To construct a 10-lot single family residential development
- Waiver of Development Standards and Design Review
- Tentative Map
- Vacations of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust

ADDRESS: 8500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: N/A

CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, LLC

ADDRESS: 7455 Arroyo Crossing Parkway, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL: N/A

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL: N/A

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

6/29/26
Date

August 10, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

**RE: Justification Letter – Vacation – Buffalo Camero
(APN:176-15-201-005)**

To Whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we respectfully request the vacation of a Right Of Way Easement associated with the Buffalo Camero project. The proposed development is located on the southeast corner of Buffalo Drive and Camero Avenue.

This request is being made to facilitate the proposed single-family residential development, which is being processed concurrently as a companion land use item. The easements proposed for vacation are no longer necessary to serve their intended purpose and are not required to support existing or future public infrastructure needs associated with the development.

Vacation of Right-Of-Way Easement (BLM)

Specifically, we are requesting the vacation of a 5-foot-wide public easement located along the north, south, and west sides of APN 176-15-201-005, as established by BLM Patent No. N-55350-C and recorded under Official Record No. 20050216:04205.

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

Sincerely,



Mark Bangan
Director of Planning Services

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700043-ROSHI 27, LLC & LEXILAND, LLC:

PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on a 1.98 acre portion of 8.31 acres.

Generally located north of Cactus Avenue and east of Hinson Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-30-801-034 ptn

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.98 (portion)/8.31 (overall)
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a Plan Amendment from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). The applicant seeks to amend the master plan designation to Neighborhood Commercial (NC), which allows for a mix of retail, restaurants, offices, service commercial and other professional services. Given its frontage onto west Cactus Avenue and its proximity to Valley View Boulevard, the property is better suited for commercial use. Furthermore, with the majority of the parcel having a master plan designation of Corridor Mixed-Use (CM), it can be argued that the inclusion of a commercial element has already been contemplated for the majority of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Waiver of development standards to waive the drainage study requirement and full off sites along Valley View Boulevard, Cactus Avenue, and Hinson Street	Approved by BCC	August 2025
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL districts to CG and RS districts	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Southern Highlands)	Single-family residential
East	Corridor Mixed-Use	RS20	Remaining portion of the undeveloped parcel
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0609	A zone change to reclassify the site from RS20 to CG is a companion item on this agenda.
VS-26-0610	A vacation and abandonment of rights-of-way and easements is a companion item on this agenda.
UC-26-0611	A use permit, design review, and waiver of development standards for a vehicle wash facility on 1.25 acres is a companion item on this agenda.

STANDARDS FOR ADOPTION.

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

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

The request for Neighborhood Commercial (NC) can be compatible with the immediate area. Staff agrees with the applicant's assumption that Neighborhood Commercial (NC) is appropriate as the area has already proven capable of balancing single family residential, multi-family residential, and commercial uses of various intensities. There are many established neighborhoods in the area at varying densities, the Master Plan acknowledges the need for neighborhood-serving uses per Policy 1.3.3 which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. Furthermore, the eastern portion of the parcel is designated as Corridor Mixed-Use, which supports future commercial development. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- All fire lanes must be a minimum of 24 feet.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

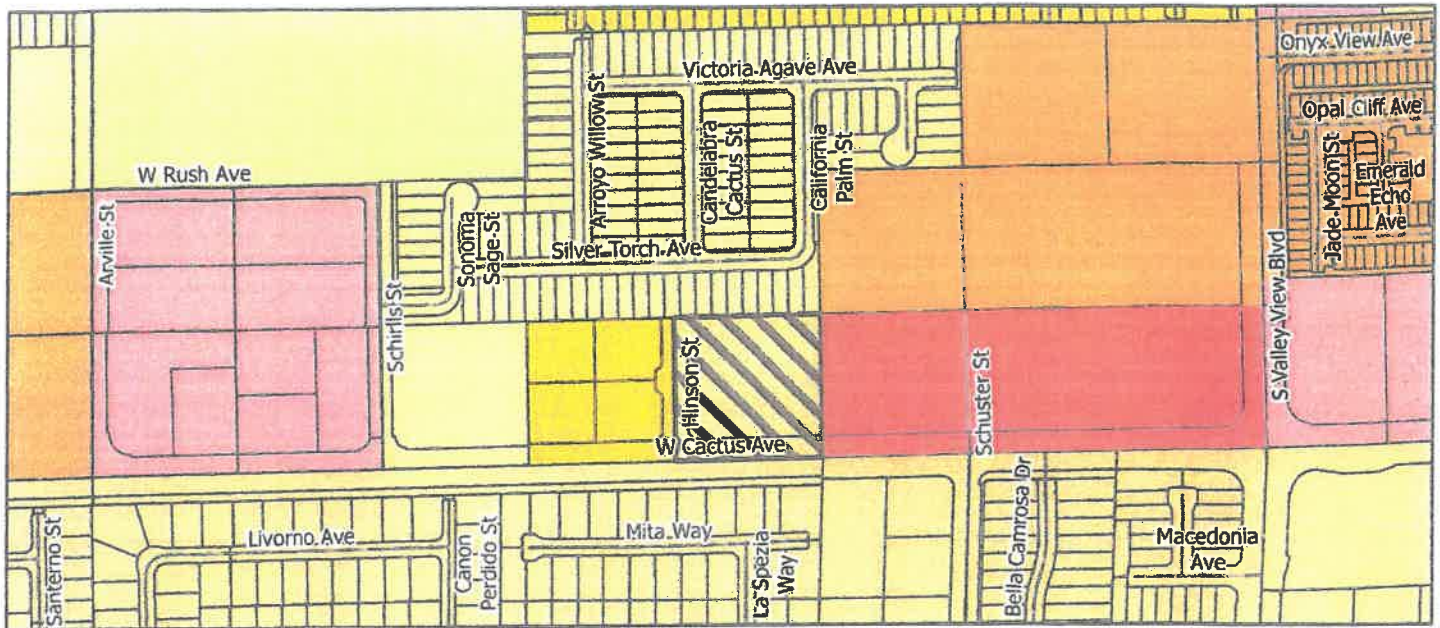
APPLICANT: LINDSAY KAEMPFER-ZIEGLER

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

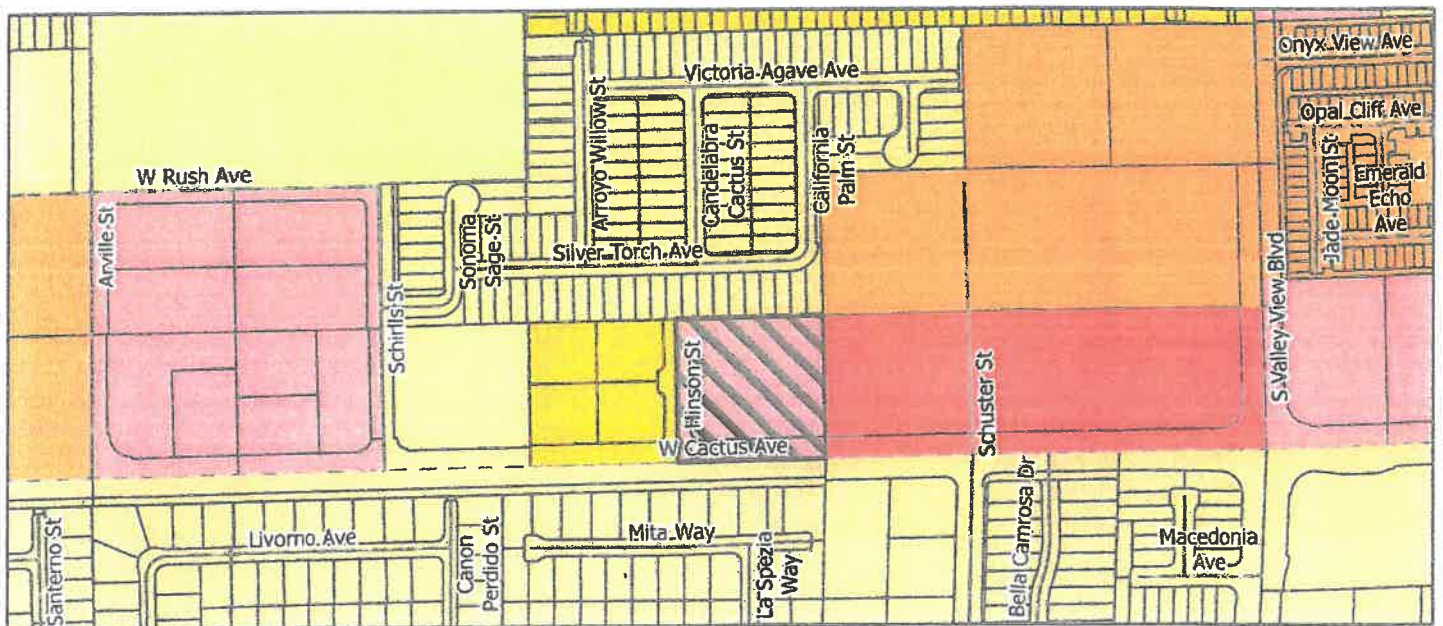
DRAFT

Planned Land Use Amendment PA-26-700043

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): PA-26-700043

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

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

Date: 10/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/2/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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Regional Government Center
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100951
ASSESSOR PARCEL #(s): 177-30-801-034

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

DETAILED SUMMARY PROJECT DESCRIPTION

Applications for a vehicle washing establishment.

PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC and Lexland, LLC
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: S.T. Enterprises, LLC
ADDRESS: 1215 S. Fort Apache Road, Suite 210
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Daniel Kramer - Manager
Property Owner (Print)

Lexland LLC

7-15-2026
Date



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Property Owner (Signature)*

Property Owner (Print)

Khusrow Roohani

Date

07/15/26

September 10, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Master Plan Amendment*
APN: a portion of 177-30-801-034
S.T. Enterprises, LLC - WOW Car Wash

To Whom It May Concern:

Please be advised this firm represents the Applicant, S.T. Enterprises, LLC (the “Applicant”), in the above referenced matter. The site is located on 1.98 acres, on the northeast corner of Hinson Street and West Cactus Avenue (the “Property”). The Property is more particularly described as a portion of Assessor’s Parcel Number (“APN”) 177-30-801-034.

MASTER PLAN AMENDMENT

A 1.98-acre portion of APN: 177-30-801-034 is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes an amendment to the comprehensive master plan from MN to Neighborhood Commercial (NC). There are companion applications requesting a zone change from RS20 to Commercial General (CG) for a 1.98-acre portion of the parcel, and a special use permit, design review, and waivers for a vehicle wash facility on 1.25 acres.

A change of the land use plan to NC satisfies the requirements set forth in Title 30:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Property is currently master planned MN, which generally supports single-family attached and detached residential at a density of up to eight (8) dwelling units per acre. The Applicant seeks to amend this designation to NC, which allows for a mix of retail, restaurants, offices, service commercial and other professional services. Given its frontage onto West Cactus Avenue and its proximity to South Valley View Boulevard, the Property is better suited for a commercial use. As Enterprise experiences significant growth, the surrounding area has transitioned from lower density residential to a mix of higher density residential and commercial developments. Notably, a 12.68-acre property to the north was approved in October of 2025 for an 111-lot single family development, at a density of 18.75 dwelling units per acre. This has left

the Property, which is a portion of a narrow 8.31-acre parcel, located at the northwest corner of South Valley View Boulevard and West Cactus Avenue. Given its location at the intersection of two (2) 100-foot rights-of-way, the likelihood of commercial development is high. Furthermore, the eastern portion of the parcel is designated as Corridor Mixed-Use, which supports future commercial development. Consequently, the proposed amendment aligns with the Property's characteristics and is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals for Enterprise, where the Property is located:

Policy EN-1.1: Neighborhood Integrity – “Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.”

Policy EN-2.1: Public Facilities Needs Assessment – “Require new development to contribute towards the provision of necessary public infrastructure in accordance with the Southwest Las Vegas Valley Public Facility Needs Assessment Report (PFNA).”

The proposed development aligns well with the current residential land uses and development trends in the area. It is standard practice in urban planning to incorporate commercial developments along major thoroughfares and in proximity to higher-density residential areas. While there exists a lower-density residential cul-de-sac to the west, development patterns have evolved significantly since those homes were built in the mid-1990s to early 2000s. To mitigate any potential negative impact on those neighbors, the design of the vehicle wash facility includes measures to minimize negative impacts. The cul-de-sac and Property are separated by Hinson Street, a 60-foot public right-of-way, which, along with a proposed 22-foot-wide landscape buffer and detached sidewalks featuring trees planted 20 feet apart on both sides, creates a total separation of 87 feet between the carwash tunnel and the existing homes to the west. Furthermore, the orientation of the carwash tunnel, with its entrance and exit facing away from the RS20 residential neighbors, is a strategic design aimed at maintaining neighborhood integrity while offering valuable commercial services to local residents. With rapid residential growth, comes a need for commercial services, which this project will help provide.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed amendment to the master plan to NC aligns with the overarching goals and policies of the Transform Clark County Master Plan. The current MN land use designation is incompatible with the characteristics of the 1.98-acre property, which is situated along West Cactus Avenue, and is bordered by higher density residential to the north. Recent trends in the area indicate a movement towards commercial developments at major intersections and along portions of West Cactus Avenue, along with higher density residential properties adjacent to these commercial developments. This is a change of conditions in the area that supports the proposed master plan amendment to NC.

3. The proposed amendment is compatible with the surrounding area:

The Property's location, coupled with its proximity to numerous residential developments, renders it highly suitable for a vehicle wash facility. Such establishments are typically located near residential areas to provide easy access for local residents. Furthermore, the Property's frontage on West Cactus Avenue, a 100-foot right-of-way, and its proximity to the intersection of South Valley View Boulevard enhance its appeal. This strategic positioning not only facilitates quick access for residents but also attracts passersby, making it an ideal site for a vehicle wash facility.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

A Countywide Goal and Policy outlined in the Master Plan is to encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. This Property presents a significant opportunity to fulfill the service needs of the surrounding area, particularly as there are currently no standalone express car washes in the immediate area. Furthermore, maintaining the current master plan designation of MN may hinder the development of the Property. The parcel, which spans a narrow 8.31 acres, is strategically located at the intersection of South Valley View Boulevard and West Cactus Avenue. It is highly unlikely that this Property will develop as a residential use.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The amendment to the master plan to NC is not expected to have any adverse impact on the neighboring properties, transportation systems, or facilities. The area is no longer suitable for low density residential. With the majority of the parcel having a master plan designation of CM, it can be argued that the inclusion of a commercial element has already been contemplated for the majority of the parcel. Furthermore, transportation services and facilities in the area are already established and have taken into account the potential for both residential and commercial growth.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already available or contemplated in the area. Utilities are located near the Property.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a need for additional commercial in this area. This project will provide a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Property.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0609-ROSHI 27, LLC & LEXILAND, LLC:

ZONE CHANGE to reclassify 1.98 acre portion of 8.31 acres from a RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Cactus Avenue and east of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-30-801-034 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.98 (portion)/8.31 (overall)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Given the project's frontage onto west Cactus Avenue and its proximity to Valley View Boulevard, the site is better suited for commercial use. As Enterprise experiences significant growth, the surrounding area has transitioned from lower density residential to a mix of higher density residential and commercial developments. Remaining at this northwest corner of Valley View Boulevard and Cactus Avenue is a narrow 8.31 acre parcel. The project site is a 1.98 acre portion of this parcel. Given its location at the intersection of two 100 foot rights-of-way, the likelihood of commercial development is high. Furthermore, the eastern portion of the parcel is designated as Corridor Mixed-Use, which supports future commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Waiver of development standards to waive the drainage study requirement and full off sites along Valley View Boulevard, Cactus Avenue, and Hinson Street	Approved by BCC	August 2025

Prior Land Use Requests

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL districts to CG and RS districts	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Southern Highlands)	Single-family residential
East	Corridor Mixed-Use	RS20	Remaining portion of the undeveloped parcel
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
PA-26-700043	A plan amendment from Mid-Intensity Suburban Residential to Neighborhood Commercial is a companion item on this agenda.
VS-26-0610	A vacation and abandonment of rights-of-way and easements is a companion item on this agenda.
UC-26-0611	A use permit, design review, and waiver of development standards for a vehicle wash facility on 1.25 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds other CG (Commercial General) zoned properties also exist along the Windmill Lane corridor. The site is no longer ideal for low density residential as the trend in the area is for more intense commercial and higher density residential. The site is also located near 2 arterial streets which should be able to accommodate the traffic for uses allowed in the CG (Commercial General) zone. Furthermore, the eastern portion of the parcel is designated as Corridor Mixed-Use, which supports future commercial development. For these reasons, staff finds the request for CG (Commercial General) zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- All fire lanes must be a minimum of 24 feet.
- 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 #0127-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDSAY KAEMPFER-ZIEGLER

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): ZC-26-0609

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

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

Date: 10/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/2/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

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

Page 2 of 6



Comprehensive Planning Application Form

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[Signature]
Property Owner (Signature)*

Daniel Kramer - Manager
Property Owner (Print)

7-15-2028
Date



Comprehensive Planning Application Form

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[Signature]
Property Owner (Signature)*

Roshi 27, LLC
Property Owner (Print)
Khusrow Roohani

07/15/26
Date

September 10, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Zone Change*
 APN: a portion of 177-30-801-034
 S.T. Enterprises, LLC – WOW Carwash

To Whom It May Concern:

Please be advised this firm represents the Applicant, S.T. Enterprises, LLC (the “Applicant”), in the above referenced matter. The site is located on 1.98 acres, on the northeast corner of Hinson Street and West Cactus Avenue (the “Property”). The Property is more particularly described as a portion of Assessor’s Parcel Number (“APN”) 177-30-801-034.

The Property is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes an amendment to the comprehensive master plan from MN to Neighborhood Commercial (NC) and a zone change from RS20 to Commercial General (CG) on a 1.98-acre portion of the parcel, and a special use permit, design review, and waivers for a vehicle wash facility on 1.25 acres.

ZONE CHANGE

The Applicant requests a zone change from RS20 to CG, as the current RS20 is no longer appropriate for the Property. The proposed CG zoning district and vehicle wash facility align well with the surrounding residential and commercial nature of the area. Given its frontage onto West Cactus Avenue and its proximity to South Valley View Boulevard, the Property is better suited for a commercial use. As Enterprise experiences significant growth, the surrounding area has transitioned from lower density residential to a mix of higher density residential and commercial developments. Remaining at this northwest corner of South Valley View Boulevard and West Cactus Avenue is a narrow 8.31-acre parcel. The Property is a 1.98-acre portion of this parcel. Given its location at the intersection of two (2) 100-foot rights-of-way, the likelihood of commercial development is high. Furthermore, the eastern portion of the parcel is designated as Corridor Mixed-Use, which supports future commercial development. Given that the proposed zoning district is compatible with neighboring land uses, a rezoning of the Property to CG will not adversely affect the area.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in purple ink, appearing to read 'Elisabeth E. Olson', with a stylized, cursive script.

Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0610-ROSHI 27, LLC & LEXILAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street and between Cactus Avenue and Frias Avenue; a portion of a right-of-way being Hinson Street located between Cactus Avenue and Frias Avenue; a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Hinson Street; and a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Frias Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-801-034

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of streetlight and traffic control device easements located along the boundaries of the site that are no longer needed for the development of the site. Portions of the Valley View Boulevard, Cactus Avenue, and Hinson Street rights-of-way are proposed to be vacated to allow for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Waiver of development standards to waive the drainage study requirement and full off-sites along Valley View Boulevard, Cactus Avenue, and Hinson Street	Approved by BCC	August 2025
VS-19-0461	Vacation and abandonment of roadway and patent easements along with portions of Rush Avenue and Schuster Street - recorded	Approved by BCC	August 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 & RS3.3	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (PCO – SH)	Single-family residential
East	Neighborhood Commercial	CG	Retail complex & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
PA-26-700043	A plan amendment from MN to NC for a portion of the site is a companion item on this agenda.
ZC-26-0609	A zone change from RS20 to CG for a portion of the site is a companion item on this agenda.
UC-26-0610	A use permit, waivers of development standards, and design review for a vehicle wash facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff cannot support the vacation of a streetlight and traffic control device easement and right-of-way for detached sidewalks unless the applicant provides full off-site improvements along the undeveloped portions of Cactus Avenue and Valley View Boulevard.

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:

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Dedicate any necessary easements;
- 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

- All fire lanes must be a minimum of 24 feet.
- 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: LINDSAY KAEMPFER-ZIEGLER

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): VS-26-0610

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

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

Date: 10/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/2/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100951

ASSESSOR PARCEL #(s): 177-30-801-034

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

DETAILED SUMMARY PROJECT DESCRIPTION

Applications for a vehicle washing establishment.

PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC and Lexiland, LLC

ADDRESS: 2500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: S.T. Enterprises, LLC

ADDRESS: 1215 S. Fort Apache Road, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____ CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Daniel Kramer - Manager
Property Owner (Print)
Lexiland LLC

7-15-2028
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100951

ASSESSOR PARCEL #(s): 177-30-801-034

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

DETAILED SUMMARY PROJECT DESCRIPTION

Applications for a vehicle washing establishment.

PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC and Lexiland, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: S.T. Enterprises, LLC

ADDRESS: 1215 S. Fort Apache Road, Suite 210

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1880 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

K. S. Roohani
Property Owner (Signature)*

ROSHI 27, LLC
Property Owner (Print)
Khusrow Roohani

07/15/26.
Date

August 25, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Vacation and Abandonment*
 APN: a portion of 177-30-801-034
 S.T. Enterprises, LLC – WOW Carwash

To Whom It May Concern:

Please be advised this firm represents the Applicant, S.T. Enterprises, LLC (the “Applicant”), in the above referenced matter. The site is located on 1.25 acres, on the northeast corner of Hinson Street and West Cactus Avenue (the “Property”). The Property is more particularly described as a portion of Assessor’s Parcel Number (“APN”) 177-30-801-034.

The Property is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes an amendment to the comprehensive master plan from MN to Neighborhood Commercial (NC), a zone change from RS20 to Commercial General (CG), and a special use permit and design review for a vehicle wash facility. In conjunction with these applications, the Applicant requests to vacate and abandon a 5-foot-wide portion of right-of-way along Hinson Street, West Cactus Avenue and South Valley View Boulevard to facilitate the construction of the detached sidewalks, as well as a 3-foot-wide streetlight and traffic control easement along the Hinson Street, West Cactus Avenue and South Valley View Boulevard alignments.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0611-ROSHI 27 L L C & LEXILAND, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) waive full off-site improvements.

DESIGN REVIEW for a proposed vehicle wash on a 1.25 acre portion of a 8.31 total acre site in a CG (Commercial General) Zone.

Generally located north of Cactus Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-801-034 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation between an adjacent residential use and a drive-thru aisle to 39 feet where 200 feet is required per Section 30.04.06E (an 81% reduction).
- b. Allow roll-up overhead doors to face an adjacent residential use without being screened by another building where not permitted per Section 30.04.06N.
2. a. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along the undeveloped portion of Cactus Avenue where required per Section 30.04.08C.
- b. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Valley View Boulevard where required per Section 30.04.08C.

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25 (vehicle wash portion)/8.31 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31 (wash building)/11 (vacuum canopies)
- Square Feet: 4,771 (wash building)/4,854 (vacuum canopies)
- Parking Required/Provided: 5/6

- Sustainability Required/Provided: 7/7.5

Site Plan

The plans depict the development of a portion of an undeveloped parcel located at the northwest corner of Cactus Avenue and Valley View Boulevard. The proposed vehicle wash is proposed to be located within 1.25 acres located at the western end of the site. Within this 1.25 acre portion of the site, the vehicle wash building is shown in the western edge of the site set back 27 feet from Hinson Street, 46 feet from Cactus Avenue, and 102 feet from the rear property line. Directly to the east of the wash building is a vacuum area with parking spaces covered by canopies. An employee parking area is located to the south of the vacuum areas containing 6 spaces where 5 spaces are required. To the east of the vacuum area, is the main drive-thru for the wash building. The drive-thru aisle is approximately 40 feet wide and will serve 3 lines. This drive-thru aisle will run north along the eastern portion of the site, and curve to the east and south to meet the wash building entrance. This drive-thru aisle will come within 39 feet of the residential area to the north, which requires a waiver of development standards. The site will be accessed by 2 new driveways with a main driveway located in the southeast corner of the site along Cactus Avenue with the other driveway located in the northwest corner of the site along the cul-de-sac of Hinson Street. The Hinson Street driveway will serve as an emergency access point for the site.

Landscaping

Street landscaping is provided along both Hinson Street and Cactus Avenue. Along Cactus Avenue, the street landscaping area consists of a 5 foot landscape strip along the street with a 5 to 10 foot wide landscape strip behind a 5 foot wide detached sidewalk. Along Hinson Street, the landscape area consists of a 5 foot wide landscape strip along the street along with a 5 to 22 foot wide landscape strip behind the 5 foot wide detached sidewalk. Within these landscape areas medium to large trees are provided every 20 to 30 feet on center with the number of trees being provided per Code. Within the parking area, 2 trees are provided on each side of the employee parking area. Along the north property line, where the site is adjacent to residential uses, a 15 foot wide buffering and screening landscape strip is being provided. Within this area, 2 staggered rows of evergreen trees are provided every 10 feet on center with an 8 foot decorative screen wall.

Elevations

The proposed wash building will be 31 feet tall and will consist of painted EIFS panels on the exterior of the building. The panels will vary in color along each façade. The roof is flat with various changes in height along each façade and is capped with an aluminum parapet cap. Roll-up overhead doors will face both to the north towards the residential area and to the south towards Cactus Avenue. The vacuum and pay station canopies are 11 feet tall and will be constructed of metal tubing and will be painted to match the colors of the wash building. The roofs of these structures are curvilinear and covered with a fabric awning material.

Floor Plans

The wash building contains 4,771 square feet and is split between the wash tunnel, equipment and mechanical rooms, a customer service area with a break room and bathroom. The vacuum canopies will cover a total of 4,854 square feet.

Applicant's Justification

The site has been carefully designed to mitigate potential impacts on adjacent residential properties. These design features include substantial setbacks, enhanced landscaping, buffering elements, and strategic placement of operational components. As a result, the proposed vehicle wash facility is not expected to create substantial or undue adverse impacts on neighboring residential uses. Furthermore, the site is appropriately located for the proposed use and will not adversely affect traffic circulation, public health, safety, or the general welfare of the surrounding community. Similar reductions for vehicle wash facilities have been approved throughout Clark County and have operated successfully without adverse impacts, demonstrating that vehicle wash facilities and residential development can coexist compatibly when appropriate buffering and design measures are incorporated. Full off-site improvements will be provided along the street frontages of the developed 1.25 acre portion. The remaining off-site improvements will be installed when the rest of the parcel is developed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Waiver of development standards to waive the drainage study requirement and full off-sites along Valley View Boulevard, Cactus Avenue, and Hinson Street	Approved by BCC	August 2025
VS-19-0461	Vacation and abandonment of roadway and patent easements along with portions of Rush Avenue and Schuster Street - recorded	Approved by BCC	August 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (PCO – SH)	Single-family residential
East	Neighborhood Commercial	CG	Retail complex & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
PA-26-70043	A plan amendment from MN to NC for a portion of the site is a companion item on this agenda.
ZC-26-0609	A zone change from RS20 to CG for a portion of the site is a companion item on this agenda.
VS-26-0610	A vacation and abandonment of easements and 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 purpose of reviewing vehicle wash facilities within 200 feet of residential areas is to ensure the proposed use is properly sited and will not negatively impact adjacent residential uses. In this case, the proposed vehicle wash building is within 89 feet of existing residences across Hinson Street and 102 feet from an existing single-family residential development to the north. Given the size and location of the site, the proposed development could be sited closer to the intersection of Valley View Boulevard and Cactus Avenue, which would place the building further from the existing developments to the west and allow for better screening of the building. The proposed building is also oriented in a way that has the entrance portal facing existing residential development that could negatively impact those properties due to noise. The issue regarding noise is further compounded by the placement exterior vacuum without limited buffering. Additionally the site is planned for Neighborhood Commercial uses which tend to be less auto oriented. Staff ultimately finds the proposed vehicle wash facility will not support Master Plan Policies 1.3.5, 1.4.5, and 6.2.1, which encourage neighborhood livability through appropriate transitions between uses and context-sensitive design. For these reasons, staff is unable to support this request.

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

Residential adjacency standards help to promote appropriate transitions between higher intensity uses and existing residential development. In this case, the proposed vehicle wash facility and its component parts are, in some cases, as close as 39 feet from the residential uses to the north and 89 feet from the residential uses to the west. While site has incorporated several buffering areas that include landscaping, staff finds the proposed site layout is creating the need for many of the requested waivers to residential adjacency. Given the proposed vehicle wash is located on a

much larger parcel, the site could be designed or the designated location of the vehicle wash moved to reduce the potential impacts. The proposed requests are self-imposed hardships and staff is unable to support these requests.

Design Review

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

The design of the proposed vehicle wash facility is contemporary and consistent with similar structures in the area and has incorporated several architectural articulations that are required by Code. The accessory structures on site are also compatible with the main wash building. The site is well parked and contains all necessary on-site landscaping. Additionally, the site contains sufficient on-site stacking for cars. With that said, the proposed site contains several requests that could be reduced or removed by redesigning the site layout, which includes roll-up doors facing residential uses. Staff is also not supporting the accompanying waivers of development standards. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install full off-site improvements along the undeveloped portion of Cactus Avenue and Valley View Boulevard. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians. Furthermore, Cactus Avenue and Valley View Boulevard are arterial streets that see heavy volumes of traffic, and with the increase in development in the area, it is important to have off-sites installed for their safety.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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

Public Works - Development Review

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

Fire Prevention Bureau

- All fire lanes must be a minimum of 24 feet.
- 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 #0127-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDSAY KAEMPFER-ZIEGLER

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): UC-26-0611

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

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

Date: 10/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/2/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100951

ASSESSOR PARCEL #(s): 177-30-801-034

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

DETAILED SUMMARY PROJECT DESCRIPTION

Applications for a vehicle washing establishment.

PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC and Lextland, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: S.T. Enterprises, LLC

ADDRESS: 1215 S. Fort Apache Road, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Daniel Kramer - Manager
Property Owner (Print)

Lextland LLC

7-15-2028
Date



Comprehensive Planning Application Form

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Property Owner (Signature)*

Property Owner (Print)

Khusrow Roohani

Date

07/15/26

September 10, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Design Review, Special Use Permit and Waivers of Development Standards*

APN: 177-02-602-013

S.T. Enterprises, LLC – WOW Carwash

To Whom It May Concern:

Please be advised that this firm represents the Applicant, S.T. Enterprises, LLC ("Applicant"), in the above-referenced matter. The subject site consists of approximately 1.25 acres located at the northeast corner of Hinson Street and West Cactus Avenue ("Property"). The Property is more particularly described as a portion of Assessor's Parcel Number ("APN") 177-30-801-034.

The Property is designated Mid-Intensity Suburban Neighborhood (MN) under the Master Plan and is zoned Residential Single-Family 20 (RS20). The Applicant requests a Comprehensive Master Plan Amendment from MN to Neighborhood Commercial (NC), a Zone Change from RS20 to Commercial General (CG), and approval of a Special Use Permit, Design Review, and associated Waivers of Development Standards to allow the development of a vehicle wash facility.

DESIGN REVIEW

The proposed vehicle wash facility includes a 4,771-square-foot car wash tunnel, 19 shaded self-service vacuum bays, and seven (7) additional parking spaces. Access to the Property will be provided by two driveways. The primary driveway, located at the southeast corner of the site, will provide access from West Cactus Avenue and will also serve future development located to the east. The secondary driveway, located in the northwest corner of the Property, will provide emergency access only and will connect to the cul-de-sac bulb on Hinson Street. This access point will be gated at both ends of the proposed fire lane to restrict routine vehicular traffic.

Customer queuing is located east of the vacuum bays, away from adjacent residential uses. Three queuing lanes will merge into a single lane leading to the car wash tunnel. The site has been thoughtfully designed to minimize impacts on the existing residential neighborhoods to the north and west. A four-lot RS20 residential cul-de-sac subdivision is located west of the Property. The residential subdivision and the Property are separated by Hinson Street, a 60-foot public right-of-

way. In addition, the development includes a 22-foot-wide landscaped buffer and detached sidewalks with street trees planted at 20-foot intervals along both sides of the roadway. These improvements provide approximately 87 feet of separation between the car wash tunnel and the existing residences to the west.

The car wash tunnel is strategically located on the western portion of the site to screen the residential neighborhood from the queuing lanes and vacuum bays situated to the east. Along the northern property line, the Applicant proposes a 15-foot-wide landscaped buffer with a double row of trees planted at 20-foot intervals. This buffer, combined with a 25-foot-wide gated fire lane, additional landscaping, and the existing 8-foot masonry wall, provides approximately 39 feet of separation between the northern property boundary and the vehicle queuing area. The proposed development satisfies all applicable parking, landscaping, and throat depth requirements.

SPECIAL USE PERMIT – 30.03.01.B.2 and 30.03.06.B.16

A vehicle wash facility is a conditional use within the CG zoning district. Where specific development standards cannot be met, approval of a Special Use Permit is required. The Applicant requests a Special Use Permit to allow a vehicle wash facility within 200 feet of existing residential uses. The proposed car wash tunnel is located approximately 87 feet from the residences to the west, while the nearest queuing lane is located approximately 39 feet from the residences to the north.

As discussed above, the site has been carefully designed to mitigate potential impacts on adjacent residential properties. These design features include substantial setbacks, enhanced landscaping, buffering elements, and strategic placement of operational components. As a result, the proposed vehicle wash facility is not expected to create substantial or undue adverse impacts on neighboring residential uses.

Furthermore, the Property is appropriately located for the proposed use and will not adversely affect traffic circulation, public health, safety, or the general welfare of the surrounding community. Similar reductions for vehicle wash facilities have been approved throughout Clark County and have operated successfully without adverse impacts, demonstrating that vehicle wash facilities and residential development can coexist compatibly when appropriate buffering and design measures are incorporated.

WAIVER OF DEVELOPMENT STANDARDS

Residential Adjacency Standards for Roll-Up Overhead Doors – 30.04.06.N.1

The Applicant requests a waiver of 30.04.06.N.1 to allow a roll-up overhead door at the entrance of the carwash tunnel, oriented northward towards the RS3.3 residential development. However, a landscaped strip featuring trees is proposed along the northern and western perimeters of the tunnel and queuing lane to provide a visual barrier between the door and the neighboring

residential properties, as well as a 15-foot landscape buffer and 8-foot wall along the northern property line.

Residential Adjacency Standards for Drive Aisle – 30.04.06

Off-Site Improvements – 30.04.08.C.1

The Applicant requests a waiver of 30.04.08.C.1 standards requiring the development of curb, gutter, detached sidewalks, streetlights, and partial paving along a portion of West Cactus Avenue and South Valley View Boulevard. The Applicant is developing a 1.25-acre portion of the parcel, and there is a pending application for a gas station at the far east side of the parcel, leaving the center of the parcel undeveloped. Full off-site improvements will be provided along the street frontages of the developed 1.25-acre portion. The remaining off-site improvements will be installed when the rest of the parcel is developed.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

**BANQUET FACILITY
(TITLE 30)**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591-:**

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	CC	CU	CR	IP	IL
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility						
Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. **Location and Access**

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

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

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

Zoning District	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
	S	S	S	S	C	C	C	S	S

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
- (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 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:

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

8A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gilespe Street, Las Vegas

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

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

PLANNING COMMISSION (PC)

Date: 11/3/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/2/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 6



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009
PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.
ADDRESS: 3444 W. Mardon Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: (702) 469-1878 CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

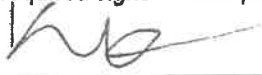
NAME: Las Vegas Racquet Club Inc
ADDRESS: 3333 Raven Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: (702) 469-1878 CELL (702) 469-1878 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.
ADDRESS: 8965 S. Eastern Ave., Suite 382
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: (702) 727-6258 CELL (702) 245-5075 ACCELA REFERENCE CONTACT ID # _____

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

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



Property Owner (Signature)*

Kelli Van Dette

Property Owner (Print)

09 / 01 / 2026

Date

September 1, 2026

Via email: jad@clarkcountynv.gov

Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: *Southwest corner of Dean Martin Drive and Raven Avenue*
 ("Property")
 Text Amendment ("Applications")
 *Justification Letter***

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM1B	RM32	RS80	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

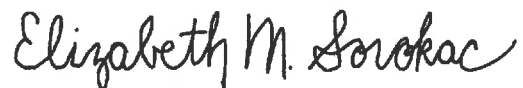
The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN SOROKAC



Elizabeth M. Sorokac, Esq.

cc Mark Donohue (via email: mdonohue@clarkcountynv.gov)
Zoning (via email: zoning@clarkcountynv.gov)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400092 (UC-23-0554)-NAMAZ, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow retail sales and service; and 2) allow restaurants.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow reduced street landscaping; and 2) reduce the driveway throat depth.

DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on 3.7 acres in a CG (Commercial General) Zone in the Mountain's Edge Master Planned Community.

Generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the requirement for detached sidewalks and permit alternative landscaping adjacent to Blue Diamond Road where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
- b. Reduce the landscaping width adjacent to Blue Diamond Road to 10 feet where 15 feet is required per Chapter 30.64 (a 33% reduction).
2. Reduce the driveway throat depth to 38 feet 7 inches where 100 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Proposed shopping center
- Number of Stories: 1
- Building Height: 30 feet, 6 inches (maximum)
- Square Feet: 31,180
- Parking Required/Provided: 156/156

History, Site Plan, & Request

UC-0318-11 was previously approved for a commercial center and there were 3 extensions of time approved for the site, all of which have expired.

Today, the site plan shows a proposed shopping center located on the south side of Blue Diamond Road, and the east side of Tenaya Way. The applicant is proposing access to the site via driveways along the north property line, and on the southwest corner of the site. There are 4 pad sites on the northern half of the shopping center, and 3 buildings along the south property line. The plans show that loading zones, trash enclosures, cross access, and pedestrian walkways were incorporated into the site design. Pad A and Pad B include drive-thru lines and the east side of the pad site.

The buildings on the southern half of the site are set back 10 feet from the south property line, and the buildings on the northern half are set back a minimum of 33 feet from the north property line (adjacent to Blue Diamond Road).

The applicant is requesting use permits to allow retail sales and services and restaurant uses. In addition, there is a request for a waiver of development standards to reduce the driveway throat depth along Tenaya Way. The applicant is also requesting a waiver to reduce the landscape strip adjacent to Blue Diamond Road to 10 feet where 15 feet is required per Chapter 30.64. Lastly, there is a design review for the proposed shopping center and for increase finished grade to 66 inches where 36 inches is the maximum allowed. The request for increase finished grade is located beneath the parking lot north of Building 2, in between Pad C and Pad D. There are 156 parking spaces provided where 156 parking spaces are required.

Landscaping

The plan shows that over 90 trees will be planted throughout the site with associated shrubs and groundcover. Detached sidewalks are provided along Tenaya Way. Future off-site improvements will be determined along Blue Diamond Road by the Nevada Division of Transportation (NDOT). Furthermore, landscape finger islands are also provided throughout the site.

Elevations

The plans show that the maximum building height is 30 feet, 6 inches. Also, proposed paint colors include white, grey, and blue. Furthermore, black and tan metal panels will be installed for architectural interest. Attached awnings and aluminum storefront and window systems are also a part of the exterior design.

Floor Plan

Each building has the flexibility to be customized by each tenant. The overall area for each pad site and/or building is as follows:

Northern portion of the site:

- Pad A (with drive-thru lane) - 2,185 square feet
- Pad B (with drive-thru lane) - 5,380 square feet
- Pad C - 4,230 square feet
- Pad D - 2,185 square feet

Southern portion of the site:

- Building 1 - 5,500 square feet
- Building 2 - 8,220 square feet
- Building 3 - 3,480 square feet

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900547 (UC-23-0554):

Current Planning

- Until October 04, 2026, to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for UC-23-0554:

Comprehensive Planning

- Relocate southeast loading zone to ensure vehicular maneuverability;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that if APN 176-22-701-030 is developed as a commercial use, applicant to provide cross access; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the rewrite to Title 30 eliminates the H-2 zone which was removed from Title 30 in June 2000; the installation and use of cooling systems that consumptively use water will be prohibited; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

- Right-of-way dedication to include spandrel at Tenaya Way and Blue Diamond Road if required by Public Works - Development Review or Nevada Department of Transportation (NDOT).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0293-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they are actively working on completing the improvement plans as approved and require more time to record the final map. They initially expected this process to be completed by now but it is taking longer than expected.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900547 (UC-23-0554)	First extension of time of use permits, waivers of development standards, and design reviews for a shopping center	Approved by ZA	August 2025
ZC-25-0281	Zone change from H-2 to CG zoning	Approved by BCC	June 2025
TM-24-500125	Tentative map for a 1 lot commercial subdivision	Approved by PC	November 2024
TM-24-500058	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2024
UC-23-0554	Use permits, waivers of development standards, and design reviews for a shopping center	Approved by BCC	October 2023
ET-18-400205 (UC-0318-11)	Third extension of time for a commercial retail development - expired	Approved by PC	November 2018
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development - expired	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development - expired	Approved by PC	November 2013
UC-0318-11	Use permit to allow a commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, and waiver for alternative street and parking lot landscaping with a design review for the site - expired	Approved by PC	September 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Corridor Mixed-Use (less than 18 du/ac)	H-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the applicant has diligently worked to commence the project as approved. There are several permits with the Building Department in process and ready to be issued. In addition, the applicant has been diligently working with the Department of Public Works to have permits approved by them as well. It is for these findings that staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NAMAZ, LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400092

9A

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

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

Date: 10/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 176-22-601-033 & 176-22-601-034

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting an extension of time for UC-23-0544.

PROPERTY OWNER INFORMATION

NAME: NAMAZ L L C

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-461-9711

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: NAMAZ L L C

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-461-9711

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Peyman Masachi

Property Owner (Signature)*

Peyman Masachi

Property Owner (Print)

8/26/2026

Date

August 31, 2026
Job No. **MSH-23-001**

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

Subject: Blue Diamond & Tenaya – ADET Justification Letter
APN: 176-22-601-033 & 176-22-601-034
Application: UC-23-0554

To whom it may concern:

The application for the above-mentioned project (UC-23-0554) was approved October 4th, 2023 was extended on October 4th, 2025 via ADET 25-900547 and is expected to expire October 4th, 2026. We are requesting an extension due to additional time needed to complete the improvement plans and record the final map; this process has taken longer than expected and we humbly request an extension of 2 years to allow time for the improvement plans to be approved and to commence construction.

We are hopeful that this letter clearly describes the intent behind the application. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,
Nicole Chavarria
Nicole Chavarria
Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400094 (WS-24-0163)-RUSSELL, DAREL:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single-family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-507-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Section 30.04.01D.
2. Allow a non-decorative wall within 15 feet of the front property line where not permitted per Section 30.04.03B.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Project Type: 3 lot subdivision

Site Plan

The approved site plan depicts a 3 lot single-family subdivision on the northeast corner of Eldorado Lane and Hinson Street. There are 2 lots that take up the western half of the site, which will be accessed from Hinson Street. The third lot takes up the eastern half of the site and will be accessed from Eldorado Lane. The waiver of development standards is required to allow non-decorative walls within the 15 feet of the property line of Lot 3, along Eldorado Lane.

Landscaping

There was no proposed landscaping in conjunction with this application.

Elevations & Floor Plans

No elevations or floor plans were provided with this application, all the lots will contain custom homes.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0163:

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

- Coordinate with Public Works – Development Review on installation of an asphalt path along Hinson Street and Eldorado Lane:
- Drainage study and compliance:
- Right-of-way dedication to include 30 feet for Hinson Street and 30 feet for Eldorado Lane and associated spandrel.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the drainage study was completed in 2024, Fire Department approval was received in October 2025, and sewer and water designs were changed between January and February 2026. The complete improvement plans have been submitted to Public Works for final review and approval. The extension of 2 years will allow for the development plans to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0661	Design review for increased finished grade - expired	Approved by BCC	October 2018

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that the applicant has continued to work toward commencement of the project, with the drainage study and fire department approval. An early grading permit (BD26-38413) is in review for the project. Therefore, staff recommends approval for this first extension of time request with a commencement date to match the current expiration date of WS-24-0163.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until June 18, 2028 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALI TOGHANIPOUR

CONTACT: ALI TOGHANIPOUR, ART CONSULTING ENGINEER, 19605 CARANCHO ROAD, TEMECULA, CA 92590



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): ET-26-400094 (WS-24-0163)

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOUNTAIN SPRINGS

Electra Smith, Secretary
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State Route 160, Mountain Springs

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75 Ski Chalet Place, Mt. Charleston

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Maureen Helm, Secretary
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(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

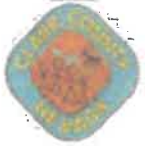
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # WS-24-163

ASSESSOR PARCEL #(s): 177-07-507-008

PROPERTY ADDRESS/ CROSS STREETS: Eldorado & Hinson Street

DETAILED SUMMARY/PROJECT DESCRIPTION

3- Custom home, adding pavement and paved sidewalk along Hinson and Eldorado Ave, Extending water and sewer to the site

PROPERTY OWNER INFORMATION

NAME: Darel Russell

ADDRESS: 6684 Octave Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702.355.3708

CELL

APPLICANT INFORMATION (information must match online application)

NAME: All Toghanipour

ADDRESS: 3821 W Charleston Blvd Ste 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702.488.0697

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: All Toghanipour

ADDRESS: 3821 W Charleston Blvd Ste 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702.488.0697

CELL

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Darel Russell
Property Owner (Print)

07/22/26
Date



ART Consulting Engineers ART CONSULTING ENGINEERS 702.488.0697, 702.220.9888

EMAIL ARTCONSULTINGENG@CS.COM

ART Consulting Engineers

Civil Engineering, ♦ Land Planning, ♦ Traffic ♦ Hydrology, and Water-Right Surveyor
Commercial and Residential

July 23, 2026

Clark County Comprehensive Planning Department
500 S Grand Central Pkwy Las Vegas, NV 89155

Re: Justification letter for Extension of WS-24-0163

Dear Sir/Madam

For the last two years, extensive professional engineering has been performed for the above subject site as follows:

- Approved. Drainage. The study took a long time in September 2024
- Fire Department Approval in October 2025
- Extend sewer from. Valley View Boulevard to the site, then Polti's home wanted to extend larger pipes from Valley View Boulevard to Schrills; therefore, all my sewer plans must be changed and revised by September 2025
- Per the Las Vegas Valley Water District, since the water line next to my site did not have sufficient pressure, I had to extend the large pipes (size 8 ") and extend to Schrills Street in January 2026.
- Then again, Polti's home wants to extend the larger size pipe from Valley View Boulevard to Schrills Street; therefore, I had to change all my water plans in February 2026
- Recently, last month, I submitted my complete improvement plans to Public Works. They sent me their comments, and I will be ready to submit to Public Works for final approval

Please extend the application for two years.

Sincerely

Ali R. Toghanipour, PE, WRS

3821 W. Charleston Blvd. Suite 220
Las Vegas, Nevada 89101

Main Office: 19605 Carancho Rd,
Temecula, California 82590
Page 4 of 4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0586-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:

ZONE CHANGE to reclassify 9.5 acres from an RS20 (Residential Single-Family 20) Zone to a CR (Commercial Resort) Zone.

Generally located south of Neal Avenue and west of Parvin Street within Enterprise (description on file). MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-601-004 through 191-05-601-007; 191-05-601-010 through 191-05-601-013

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1005 W. Neal Avenue (multiple addresses)
- Site Acreage: 9.5
- Existing Land Use: Vacant single family homes & undeveloped parcels

Applicant's Justification

According to the applicant, the Commercial Resort (CR) zoning designation conforms to the Entertainment Mixed-Use land use designation and is compatible with the surrounding area. To the southeast of the project site is a CR multi-family development along with undeveloped CR zoned parcels to the north and east. The conforming zone change will allow for the redevelopment and improvement of the site in a manner that is more compatible with the master plan.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	RS20	Undeveloped
East	Entertainment Mixed-Use	CR	Undeveloped & multi-family residential
West	Entertainment Mixed-Use	RS20 & CR	Undeveloped

Related Applications

Application Number	Request
WS-26-0588	A waiver of development standards and a design review for 224 unit apartment complex is a companion item on this agenda.
VS-26-0587	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CR zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site and is compatible with the surrounding area. Other CR zoned properties already exist, and the conforming zone change will allow for the redevelopment and improvement of the site in a manner that is more compatible with the master plan. The request complies with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. For these reasons, staff can support the CR zone change 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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features:
- Fire access lanes must be a minimum of 24 feet.
- 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; that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0052-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE WLB GROUP

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

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0586 VS-26-0587 WS-26-0588

11A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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ENTERPRISE

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Silverado Ranch Community Center
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Indian Springs Civic Center
715 Gretta Lane, Indian Springs

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SUNRISE MANOR

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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100651

ASSESSOR PARCEL #(s): 191-05-601-004, -005, -006, -007, 191-05-601-010, -011, -012, -013

PROPERTY ADDRESS/ CROSS STREETS: West Neal Avenue and Parvin Street

DETAILED SUMMARY PROJECT DESCRIPTION

- A Proposed Multi-Family Development
- Design Review / Wavier of Development Standards
 - Vacations
 - Rezone

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C

ADDRESS: C/O Las Vegas Investments & Realty 3455 Cliff Shadows Parkway #220

CITY: Las Vegas STATE: NV ZIP CODE: 89129

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: 702.635.3600 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 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.

Levi Parker 03/26/26
Property Owner (Signature)*
LEVI PARKER

XIAOHUA ZHANG 03/26/26
Property Owner (Print)
Xiaohua Zhang

Date



May 31, 2026

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

**RE: Neal Parvin
Zone Change Justification Letter
APNs 191-05-601-004, 005, 006, 007, 010, 011, 012, and 013**

Dear Sir/Madam:

On behalf of our client, D.R. Horton Multi Family (DRHMF), DHI Engineering respectfully submits this application for a Zone Change for the above-mentioned project. The proposed development is located at the southwest corner of the intersection of Neal Avenue and Parvin Street.

DRHMF intends to construct 8 buildings up to 3-story high containing 224 apartment units with one 1, 2, and 3 bedrooms unit within each building.

Existing Zoning:

The surrounding zoning is as follows:

- a. North – Zoning Classification - Commercial Resort (CS)/Planned Land Used – (E-M)
- b. West – Zoning Classification – RS20/Planned Land Used – (E-M)
- c. East – Zoning Classification - Commercial Resort (CS)/Planned Land Used – (E-M)
- d. South – Zoning Classification – RS20/Planned Land Used – (E-M)

Request:

The project currently has a zoning classification of Residential Single-Family 20 (RS20) with the Planned Land Use of Entertainment Mixed-Used (E-M) that would allow 18 or more dwelling units per acre (du/ac).

As mentioned above, our client proposes constructing 224 apartment units on 9.5 gross acres, which will give a density of 23.58 du/ac. We proposed to change the current Zoning Classification from Residential Single-Family 20 (RS20) to Commercial Resort and keep the current Planned Land Use. This request is in line with the existing development to the southeast corner of this project.

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

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0587-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Rivero Street, Loretta Lane and Parvin Street; and a portion of a right-of-way being Rivero Street located between Neal Avenue and Loretta Lane within Enterprise (description on file). MN/jm/kh (For possible action)

RELATED INFORMATION:**APN:**

191-05-601-004 through 191-05-601-007; 191-05-601-010 through 191-05-601-013

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of easements and right-of-way which are no longer needed for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (greater than 18 du/ac)	CG & CR	Undeveloped
South & West	Entertainment Mixed-Use (greater than 18 du/ac)	CR & RS20	Undeveloped
East	Entertainment Mixed-Use (greater than 18 du/ac)	CR	Multi-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0586	A zone change from RS20 to CR is a companion item on this agenda.
WS-26-0588	A waiver of development standards for a multi-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 easements and rights-of-way that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance.
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street, and associated spandrel.
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County:
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Fire access lanes must be a minimum 24 feet.

- 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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE WLB GROUP

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): ZC-26-0586 VS-26-0587 WS-26-0588

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/14/26

Location: 9855 Gilesple Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100651

ASSESSOR PARCEL #(s): 191-05-601-004, -005, -006, -007, 191-05-601-010, -011, -012, -013

PROPERTY ADDRESS/ CROSS STREETS: West Neal Avenue and Parvin Street

DETAILED SUMMARY PROJECT DESCRIPTION

A Proposed Multi-Family Development
- Design Review / Wavier of Development Standards
- Vacations
- Rezone

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C

ADDRESS: C/O Las Vegas Investments & Realty 3455 Cliff Shadows Parkway #220

CITY: Las Vegas STATE: NV ZIP CODE: 89129

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: 702.635.3600 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 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.

Levi Parker
Property Owner (Signature)*
LEVI PARKER

03/26/26

XIAOHUA ZHANG
Property Owner (Print)
Xiaohua Zhang

03/26/26

Date

August 26, 2026

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

RE: *Justification Letter – Design Review and Waivers of Dev. Stds. – Neal Parvin*
(APN's: 191-05-601-004, 005, 006, 007, 010, 011, 012, and 013)

To Whom it May Concern,

On behalf of our client, D.R. Horton Multi-Family (DRHMF), we respectfully submit this application for a Vacation for the above-referenced project. The proposed multi-family development is located at the southwest corner of Neal Avenue and Parvin Street.

As part of the proposed development, we are requesting the vacation of patent easements that are no longer necessary and are being superseded by the companion multi-family development application.

Vacation of Patent Easements (BLM)

We respectfully request the vacation of the following patent easements:

- a. BLM patent easements surrounding the property (Patent Nos. 1223746 and 1188584).
- b. A 6.5-foot right-of-way along the south side of Neal Avenue adjacent to the project site (Patent No. 1223746).
- c. A 6.5-foot right-of-way along the north side of Loretta Lane adjacent to the project site (Patent No. 1188584).
- d. A 30-foot right-of-way for Rivero Street adjacent to the project site (Patent Nos. 1223746 and 1188584).
- e. A 5-foot Right-of-Way for Parvin Street adjacent to the project site (Patent No. 1188584).

The requested BLM patent easement vacations are appropriate because these easements will no longer be necessary following development of the property and dedication of the proposed street improvements. The requested vacation of the 6.5-foot rights-of-way along Neal Avenue and Loretta Lane is justified because both streets will terminate at Interstate 15. Additionally, the Rivero Street right-of-way is no longer needed due to the configuration and proximity of the surrounding street network.

We appreciate your consideration of this request and trust that the information provided will support a favorable review. Should you have any questions or require additional information, please do not hesitate to contact me at (702) 458-2551.



Engineering | Planning
Surveying | Urban Design
Landscape Architecture

Sincerely,

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0588-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed multi-family residential development on 9.50 acres in a CR (Commercial Resort) Zone.

Generally located south of Neal Avenue and west of Parvin Street within Enterprise. MN/jm/kh
(For possible action)

RELATED INFORMATION:

APN:

191-05-601-004 through 191-05-601-007; 191-05-601-010 through 191-05-601-013

WAIVER OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall along all property lines to 4 feet where the maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1005 W. Neal Avenue (multiple addresses)
- Site Acreage: 9.50
- Project Type: Multi-family residential development
- Number of Units: 224 units
- Density (du/ac): 23.58
- Number of Stories: 3
- Building Height (feet): 40
- Open Space Required/Provided: 24,000 square feet/46,095 square feet
- Parking Required/Provided: 359/451
- Sustainability Required/Provided: 5/5

Site Plan

The site plan depicts a proposed garden style multi-family development consisting of 9 proposed buildings located throughout the parcel. The proposal will provide 224 apartment units, 96, two bedroom units, 104, one bedroom units, and 24, three bedroom units for a density of 23.58 units per acre. Vehicular access is provided off Neal Avenue to the north, with an internal circulation provided via a private driveway system. An emergency exit with a sliding access gate is provided

on the southeast corner of the site and along Parvin Street, with pedestrian access gates between Buildings 2 and 3 to Parvin Street, and between Buildings 4 and 5 to Loretta Lane. The proposed multi-family buildings will be up to 3 stories with a maximum height of 40 feet. There is a proposed 1 story clubhouse centrally located on the parcel. The proposal provides ample parking for the residents and guests throughout the complex, exceeding the minimum required parking including accessible, EV and bicycle spaces.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk, providing a total of 10 feet of landscaping along Parvin Street, and a 10 foot wide landscaped strip along Neal Avenue, and Loretta Lane, with planting materials in accordance with applicable Title 30 requirements.

Elevations

The plans depict multiple structure designs for a multi-family residential development that incorporates the 4 sided architectural standards. The buildings exhibit roofline variations, changes in wall planes, and changes in texture, material, or surface colors. The buildings provide large windows, and balconies. The maximum height of the residential buildings is 40 feet or 3 stories with a single-story clubhouse.

Floor Plans

The proposed project will include a total of 224 units with 104 one bedroom units, 96 two bedroom units, and 24 three bedroom units. The residential units will be located within 8 of the proposed buildings, at 28 units per building. Parking garages will be located in the first level for each building, and additional parking will be provided throughout the site. A separate building is dedicated to the clubhouse.

Applicant's Justification

The applicant states that the development has been thoughtfully designed to provide an attractive apartment site that is compatible with the surrounding Master Plan area while meeting applicable drainage and engineering requirements. Per the applicant the buildings provide a contemporary feel with ample parking and landscaping throughout the site. The increased retaining wall height is necessary due to drainage requirements. These improvements are required to ensure that stormwater remains within the designated right-of-way and to comply with Clark County flood protection and drainage requirements. The retaining wall will allow the site to be developed safely while protecting adjacent properties from drainage impacts. Regarding the attached sidewalk waiver, the applicant states that the request is due to the reduced width of the streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (greater than 18 du/ac)	CG & CR	Undeveloped
South & West	Entertainment Mixed-Use (greater than 18 du/ac)	CR & RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use (greater than 18 du/ac)	CR	Multi-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0586	A zone change from RS20 to CR is a companion item on this agenda.
VS-26-0587	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff does not support the request to increase the retaining wall. Title 30 limits retaining walls to 3 feet unless the walls are tiered. While staff acknowledges the unique constraints presented by the change in elevation along the east property line, tiered retaining walls could have been used to avoid these waivers entirely. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted height, and the development can be redesigned to comply with the alternative standards. For these reasons, staff cannot support this waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 overall design of the buildings incorporates the 4 sided architectural standards. The buildings provide horizontal and vertical articulations with roofline variations, changes in wall planes, and changes in texture, material, or surface colors, and balconies. The buildings do not

provide direct access to the public right-of-ways. However, pedestrian access from the public sidewalk is provided via pedestrian walkways located on-site that lead to the building entrances. Pedestrian crossings across the driveways are provided with decorative concrete banding crosswalks. Multiple carports are provided for the proposed parking spaces outside of the building envelope, with alternative parking lot landscape being provided through the site, and as required for the remaining uncovered surface parking areas providing shading and coverage requirements. Only 1 access drive to the site is provided, however an emergency driveway is available at the southeast corner of the site. There are no parking areas located between the street frontages and the buildings, which is in accordance with the design standards.

Staff finds the scale and intensity of the project to be compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposed development complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Therefore, staff could normally support this request. However, because the waiver is not supported, staff cannot support the design review.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13.13.04.090 Fire Service Features;
- Fire access lanes must be a minimum 24 feet.
- 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; and that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-601-006, 191-05-601-007, 191-05-601-013; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0052-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE WLB GROUP

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): ZC-26-0586 VS-26-0587 WS-26-0588

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Date: 10/14/26

Location: 9855 Gillespie Street, Las Vegas

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PLANNING COMMISSION (PC)

Date: _____ **Time:** 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 **Time:** 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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Enterprise's need for multiple County facilities and services

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
- There are **260,500+** citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
 - The growth rate of approximately **3.98% annually since 2020.**
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.
- Viable commercial land is being lost to residential.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile. Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active {Southern Highlands, Mountain's Edge, and Rhodes Ranch}, one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid by Major projects.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial and collector road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.
 - Local roads are being vacated to build enclosed subdivisions.
 - Local road vacations have reduced alternate traffic routes.
 - Public transportation, where available, is oriented north/south.
 - RTC-OnDemand public transportation is available.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
 - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
 - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.
- The area south of Silverado Ranch and east of Decatur Blvd is being developed at significantly higher density than planned.

Budget Requests by Category - The requested priority is listed within each category

County Major Facilities

The parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan. Since Enterprise will likely see more areas planned for parks, Comprehensive Planning will plan to attend a future TAB meeting to present the new plan.

Priority #1: Enterprise Community Center

- An additional center is needed to serve 254,700+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
 - All information is current, and project is in design phase.
 - Current Scope of Work is for a 65,000 sq ft recreation center
 - An option to add 45,000 sq ft aquatic facility in the future
 - Mountain's Edge Recreational Center design is underway.
 - No additional recreation centers are on the CIP list.

Priority #2: Enterprise Senior Centers

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- ADD 2 senior centers to the CIP list.
- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
 - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
 - Request RPM will work with Parks and Rec to identify location and scope of work to add to CIP.
 - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - On CIP list, request funding.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- Reserve additional property for a senior center east of 1-15.
 - A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of and adjacent to 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

~~No senior centers are on the CIP list.~~

Priority #3: Aquatic Facilities

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- There are no aquatic facilities for the 254,700+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
 - Add aquatic facilities to the CIP list and funding list for community parks.
 - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list
 - Request RPM will work with Parks and Recreation to identify location and scope of work.
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027 09-30-2026

~~No aquatic facilities are on the CIP list. Although the Mountain's Edge Recreation Center design is currently underway, aquatic facilities are not funded.~~

Parks/RPM

The parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan. Since Enterprise will likely see more areas planned for parks, Comprehensive Planning will plan to attend a future TAB meeting to present the new plan.

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2026.
- Fund at least one additional park.
 - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 650+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,930 residents per year, 24 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- ~~Park District 4 parks identified on the Neighborhood Parks CIP list include:~~
 - ~~○ Serene and Jones (176-24-201-046) - 10-acre - 2015 estimate \$10,959,220 needs to be updated. Ranks #6. This is not on the CIP list and is not leased or owned land.~~
 - ~~○ Updated estimate will be added to CIP list~~
 - ~~○ Fund the park~~
- ~~Cactus and Torrey Pines - 10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year. APN 76-26-801-013 is not on the CIP list and is not leased or owned land.~~
 - ~~○ Updated estimate will be added to CIP list~~
 - ~~○ Fund the park~~
- ~~LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27 APN 176-27-601-011 was nominated for sale and the R & PP lease is being relinquished. The adjacent APN 176-27-501-025 was a reservation and relinquished in May in favor of nomination for private development.~~
 - ~~○ Updated estimate will be added to CIP list~~
 - ~~○ Fund the park.~~

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.

- ~~Request RPM to work with Parks and Recreation to confirm available location and determine SOW.~~
- ~~Add to CIP.~~
- ~~This land is centrally located in an area that does not have any parks between Dean Martin & Decatur~~
- ~~Each year the ratio of park acres per 1,000 population is declining in Enterprise.~~
- ~~Enterprise population is growing rapidly.~~
 - ~~○ Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.~~
 - ~~○ This combination makes the ratio of citizens to parks look better than it really is in Enterprise.~~
 - ~~○ Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).~~
 - ~~○ At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.~~

~~APN 177-19-601-003 is owned by DOA and was recently reserved for CCWRD's use. All infill parcels within the identified boundaries have been acquired by CCWRD. Unable to build a park here. This is not on the CIP list.~~

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

The comments in this section are still valid. NV Energy seems amenable to having trails under their power lines on properties they own. Valley Electric has not been responsive. For property not owned by the utility, each property owner would need to grant a public access easement to the County to allow the public to use the trail. The comments below state that the trails would also be publicly maintained, so RPM would need to confirm they can handle the extra maintenance responsibility. It's understandable that the portions of trails on NV Energy's properties would not be maintained by them since they are not getting a direct benefit from the trails, but for trails on privately owned property where NV Energy has an easement, it might make sense to put the maintenance responsibility on the private property owner, especially if it is an HOA that already has some maintenance responsibility for a given area. If interested, the TAB can mark up a map showing where they would like to see trails and show how the new trails connect to existing and proposed trails.

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
- Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

One cannot simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

Public Works

Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- ~~The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.~~
- ~~The island will be added as part of the Camero roadway improvements.~~
- ~~Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.~~
- ~~The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.~~
- ~~Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)~~
- ~~The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.~~
 - ~~As the Silverton Casino grows, traffic into the RNP-1 has increased.~~
 - ~~The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.~~
 - ~~RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.~~
 - ~~The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.~~
- ~~Valley View Blvd will serve as the area's arterial road.~~
- ~~Dean Martin Dr was downgraded to a collector road.~~
- ~~Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.~~
- **S-Island is complete.**
- **Install center island to Camero**

Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-400

- Install a traffic signal at the intersection of Silverado Ranch Blvd and Valley View Blvd.
- Valley View Blvd is mostly a two-lane road currently.
- ~~RTC diagram 244.12-400 implemented today would allow Valley View to be developed to the new standard~~ **yet to be determined.**
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternate north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- ~~Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-400.~~
- Add to 10-year plan.
- **A portion of Valley View was bid with Warm Springs. We will look to Add remaining portion to CIP for out years**

Public Works Continued

Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.

- ~~Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.~~
- ~~Change the transportation element for Dean Martin from collector to local street.~~
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
 - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.
- Speed reduced to 35 mph in 2024. Restudy speed and check accidents

Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

~~Will look to ADD to out years of CIP~~

Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

Windmill Lane to Maule are under construction. We expect to complete this work in six months.

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

~~Will look to Add to out years of CIP~~

Public Works Continued

Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)

Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)

Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.
- Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
 - The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.
 - Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
 - Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Warm Spring Road, from Decatur Boulevard to Dean Martin Road, and Valley View Boulevard, from Windmill Lane to Maule are under construction. We expect to complete this work in six months.