



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

April 29, 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 chaves70@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 chaves70@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 April 15, 2026. (For possible action)
- IV. Approval of the Agenda for April 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **WS-26-0172-AHARON, EMILI & ZINO, NIR:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Hinson Street within Enterprise. MN/tpd/cv (For possible action) **05/19/26 PC**

- 2. **ET-26-400021 (ZC-21-0396)-DIAMOND TORINO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** single-family residential development; **2)** hammerhead street design; and **3)** finished grade on 1.4 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/md/cv (For possible action) **05/20/26 BCC**

- 3. **ET-26-400022 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:**
USE PERMITS FOURTH EXTENSION OF TIME for the following: **1)** proposed place of worship; and **2)** proposed school.
WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue on 16.85 acres in an RS20 (Residential Single-Family RS20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Pebble Road and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **05/20/26 BCC**

- 4. **ET-26-400025 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise (description on file). JJ/nai/cv (For possible action) **05/20/26 BCC**

5. **ET-26-400029 (ZC-23-0823)-DIAMOND CACTUS, LLC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) equipment rental facility; and 2) outdoor storage and display on 3.76 acres in an IL (Industrial Light) Zone. Generally located north of Cactus Avenue and east of Rainbow Boulevard within Enterprise. JJ/tr/cv (For possible action) **05/20/26 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: May 13, 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>



Enterprise Town Advisory

April 15, 2026

MINUTES

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

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

The meeting was called to order at 6:05 p.m.

Roxy Pais-Evia, 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 April 1, 2026

Motion by David Chestnut

Action: **APPROVE** Minutes as revised with correction to vote on adjournment vote being 4-0 for April 1, 2026

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

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

Motion by David Chestnut

Action: **APPROVE** as amended

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

Hear items 7 & 8 at beginning of Planning and Zoning

Related applications to be heard together:

4. VS-26-0134-FORD INDUSTRIAL 114, LLC:
5. UC-26-0133-FORD INDUSTRIAL 114, LLC:

7. WS-26-0148-DBAC, LLC:
8. TM-26-500038-DBAC, LLC:

9. VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:
10. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

11. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
12. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
13. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None.

VI. Planning & Zoning

1. **ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action) **04/21/26 PC**

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

2. **TM-26-500039-DIAMOND VALLEY VIEW LTD:**
TENTATIVE MAP consisting of 1 industrial lot on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. MN/bb/kh (For possible action) **04/21/26 PC**

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

3. **TM-26-500040-KETHER, LLC:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.54 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/nai/kh (For possible action) **04/21/26 PC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

4. **VS-26-0134-FORD INDUSTRIAL 114, LLC:**

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

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **UC-26-0133-FORD INDUSTRIAL 114, LLC:**

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** security fencing; **3)** allow a non-decorative fence; **4)** increase maximum parking; **5)** allow an attached sidewalk; and **6)** modified driveway geometrics.

DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE** Use Permit

APPROVE Waiver Development Standards #4, 5 &6a

APPROVE Design Review

DENY Waiver Development Standards #2 &3

Applicant Withdrew Waiver Development #1 & 6b

ADD Comprehensive Planning Condition: Use non-asphalt concrete surface for the outdoor storage area

Per staff if approved conditions

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

6. **WS-26-0171-MENA, LEO A:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.07 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Bare Rabbit Court and north of Early Horizon Drive within Enterprise. JJ/ji/kh (For possible action) **05/05/26 PC**

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

7. **WS-26-0148-DBAC, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping. **DESIGN REVIEW** a proposed single-family residential development 8.69 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action) **05/06/26 BCC**

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

8. **TM-26-500038-DBAC, LLC:**

TENTATIVE MAP consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action) **05/06/26 BCC**

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

9. **VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of a right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/rr/kh (For possible action) **05/06/26 BCC**

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

10. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** allow modified driveway geometrics.

DESIGN REVIEW for a shopping center on 4.92 acres in a CG (Commercial General) Zone. Generally located south of Pebble Road and east of Rainbow Boulevard within Enterprise. JJ/rr/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY** Use Permit

APPROVE Waiver Development Standards #1 & 3

DENY Waiver Development Standards #2

DENY Design Review

ADD Comprehensive Planning Conditions: Add 3 architectural features to east elevations facing residential Design Review for future pad buildings and changes to plans

Per staff if approved conditions

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

11. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

ZONE CHANGE to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

12. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of a right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise (description on file). MN/bb/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

13. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce throat depth; and 3) allow modified street standards.

DESIGN REVIEW for a commercial development consisting of a gas station, retail, and restaurant on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/bb/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

VII. General Business:

1. None

VIII. Public Comment:

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

- Neighbor informed Enterprise Town Board Windmill east of Bermuda area is full of trash on the street and has been reported to county for clean-up. There are also sidewalks which have been patched with asphalt long after work was completed.

IX. Next Meeting Date

The next regular meeting will be April 29, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:56 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0172-AHARON, EMILI & ZINO, NIR:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Warm Springs Road and east of Hinson Street within Enterprise, MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

177-06-803-014

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing detached carport to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).
- b. Reduce the side interior setback for an existing detached carport to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7270 Hinson Street
- Site Acreage: 0.50
- Project Type: Reduced setbacks
- Building Height (feet): 17
- Square Feet: 682

Site Plan

The plan depicts an existing single-family residence with access provided via Hinson Street to the west. There is an existing 682 square foot detached carport in the rear yard that is set back 3 feet from the east and north property lines. Access to the carport is provided via driveway off Hinson Street.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts an existing carport that is 17 feet in height with metal siding. The carport is partially enclosed with the west side being open, the east and north partially enclosed, and the south completely enclosed.

Applicant's Justification

The applicant indicates the existing carport is used to protect their RV from the harsh Las Vegas elements. The adjacent property to the north has tall trees that help to block the carport from view. This visual barrier coupled and the undeveloped parcel to the east make the carport have a minimal impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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.

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a justification as to why the structure could not be moved to meet the required setbacks. Staff finds that a similar request was approved for the property to the south for a detached metal carport. That being said, staff is concerned that the carport does not match the

primary residence in colors or materials. Additionally, this request may have a negative impact on the surrounding properties. Staff finds this request to be a self-imposed hardship and cannot support the waiver of development standards.

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:

- The building permit for the carport shall not be issued until the non-compliant fence along Hinson Street is removed or appropriately modified to comply with Title 30 requirements;
- 1 year to complete the building permit and inspection process 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; 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

- Applicant to remove all non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NIR ZINO

CONTACT: FRANCISCO SALINAS, 10201 SPLENDOR RIDGE AVENUE, LAS VEGAS, NV 89135



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): WS-26-0172

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

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

Date 4/29/2026

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: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- 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
190W. Virgin Street, Bunkerville

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

UPPER & LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101005

ASSESSOR PARCEL #(s): 177-06-803-014

PROPERTY ADDRESS/ CROSS STREETS: West Warm Springs & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Seeking a waiver of development standards for Metal car port - built 3' from rear property line and 3'-3" from North Side Wall. We are looking for structure to remain where built.

PROPERTY OWNER INFORMATION

NAME: Nir Zino
ADDRESS: 7270 Hinson ST.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-336-5263 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nir Zino
ADDRESS: 7270 Hinson
St.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-336-5263 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Nir Zino
ADDRESS: 7270 Hinson
St.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-336-5263 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.

Nir Zino

Property Owner (Signature)*

Nir Zino

Property Owner (Print)

02-26-2026

Date

01-21-2026

JUSTIFICATION LETTER 7270 Hinson St. Las Vegas, NV 89118

To Whom It May Concern:

My name is Nir Zino.

We are seeking a waiver for this Metal car port. The Car Port is set on a concrete stem wall with the proper screws and hardware.

The structure is at a distance of 3' from rear wall and 3'3" from Side Property line on North side.

We ask that the structure remains in place. The property on the North side has very tall trees that block the car-port from view and behind the property, it is an empty lot.

The structure is in good shape and we utilize it to protect our RV.

We are requesting a waiver of development standards to allow a 3 foot rear setback where 5 feet are required per section 30.02.04. As well as an interior side setback of 3 feet where 5 feet is required per section 30.02.04

We are also seeking to keep the Fence at Front of Property as Built. Fence was completely closed off before – Some of the vertical wood panels were removed to allow for visibility – to comply with: Section 30.04.03



BEFORE

AFTER

)67H>I>PG

Nir Zino

Nir Zino

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400021 (ZC-21-0396)-DIAMOND TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) single-family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/md/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-401-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway distance to a spandrel to 7 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 41.7% reduction).
- b. Reduce the width of residential driveways to 9 feet where a minimum driveway width of 12 feet is required per Uniform Standard Drawing 222 (a 25% reduction).

DESIGN REVIEWS:

1. Single-family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 42 inches where a maximum of 36 inches (previously 18 inches) is the standard per Section 30.32.040 (a 17% increase where 133% was previously approved).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots: 18
- Density (du/ac): 13.6

- Minimum/Maximum Lot Size (square feet): 2,001 (gross and net)/2,239 (gross and net)
- Project Type: Single-family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,798 to 1,892
- Open Space Required/Provided: 3,600/3,739

Site Plan

The previously approved plans depict a single-family residential development consisting of 18 lots on 1.4 acres with a density of 13.6 dwelling units per acre. The minimum and maximum lot sizes are 2,001 square feet and 2,239 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, which connects to the Torino Avenue alignment. The increase to finished grade will predominantly occur along the west portion of the development, with the maximum grade increase occurring at Lot 10 situated at the northwest portion of the site.

Landscaping

The previously approved plans depict a landscape area measuring 6 feet in width is located behind a proposed 5 foot wide attached sidewalk along Torino Avenue. Twenty-four inch box trees are planted 15 feet on center within the landscape area in addition to shrubs and groundcover. Open space, consisting of 3,739 square feet, is located along the north portion of the site, immediately adjacent to the hammerhead cul-de-sac. Approximately 3,600 square feet of open space is required where 3,739 square feet of open space is provided.

Elevations

The previously approved plans depict 3 story model homes with 2 different floor plans ranging in size from 1,798 square feet to 1,892 square feet. The model consisting of 1,798 square feet features a tandem 2 car garage on the first floor, a dining room, kitchen, powder room, kitchen, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor. The model consisting of 1,892 square feet includes a 2 car garage, family room, and bathroom on the first floor, a great room, dining room, kitchen, bathroom, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor.

Floor Plans

The previously approved plans depict 3 story model homes with 2 different floor plans ranging in size from 1,798 square feet to 1,892 square feet. The model consisting of 1,798 square feet features a tandem 2 car garage on the first floor, a dining room, kitchen, powder room, kitchen, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor. The model consisting of 1,892 square feet includes a 2 car garage, family room, and bathroom on the first floor, a great room, dining room, kitchen, bathroom, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400140 (ZC-21-0396):

Comprehensive Planning

- Until April 19, 2026 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0396:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Torino Avenue;
- Provide paved legal access;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Torino Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the FAA 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.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The Bureau of Land Management grant process is taking longer than anticipated; therefore, a second extension of time request is requested.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400140 (ZC-21-0396)	First extension of time on a zone change with waivers of development standards and design reviews for a single-family residential development	Approved by BCC	November 2023
TM-22-500049	Tentative map for 18 residential lots - expired	Approved by PC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0397	Vacated and abandoned easements of interest to Clark County between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue	Approved by BCC	October 2021
ZC-21-0396	Zone change, waivers of development standards, and design reviews for a single-family residential development	Approved by BCC	October 2021

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 & West	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 provided evidence and justification to warrant a second extension of time for the previously approved project. A drainage study (PW22-12388) has been approved in addition to an administrative extension of time (ADET-25-900740) for the previously approved vacation and abandonment. Furthermore, a standard development agreement was adopted in April 2023. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this second extension of time request. However, the applicant is advised this is the last extension of time staff will support unless further compelling justification is provided for a third extension of time.

Public Works - Development Review

Staff has no objection to this extension of time. Because the parcel was previously landlocked, the grant was necessary to provide legal access to the site. The applicant has since obtained the grant from the Bureau of Land Management (BLM), allowing the project to move forward with 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

- Until April 19, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; applicant is advised this is the last extension of time staff will support; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIAMOND TORINO, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): ET-26-400021(ZC-21-0396)

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/15/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: Click to enter a date. _____ Time: 7:00 PM~~

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

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100322

ASSESSOR PARCEL #(s): 177-18-401-010

PROPERTY ADDRESS/ CROSS STREETS: North of Torino Ave 600 feet east of Decatur Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC21-0396/ET23-400140

PROPERTY OWNER INFORMATION

NAME: Diamond Torino LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen , Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application) *

NAME: Richard C. Gallegos - D.C Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

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

Property Owner (Signature)*

Darren C. Petersen, Manager

Property Owner (Print)

2-25-2026

Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



March 9, 2026

Clark County Current Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89101

Attn: Staff

RE: Diamond Torino
APN 177-18-401-010
2nd EXTENSION OF TIME
ZC21-0396 / ET23-400140

Dear Staff,

We respectfully request an Extension of Time for the above-referenced project. The BLM Grant process is still ongoing and has taken longer than anticipated. Our application number is NVNV106750878.

Should you have any questions or require any additional information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Gallegos". The signature is fluid and cursive, with a large initial "R" and "G".

Richard Gallegos
Project Director

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-40022 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:

USE PERMITS FOURTH EXTENSION OF TIME for the following: 1) proposed place of worship; and 2) proposed school.

WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue on 16.85 acres in an RS20 (Residential Single-Family RS20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Pebble Road and west of Buffalo Drive within Enterprise. JJ/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.85
- Project Type: Place of worship/school

History & Site Plan

The subject site was originally approved under UC-17-0705 for a phased place of worship and school campus. Three previous extensions of time were granted to allow the project to proceed. In March 2025, DR-25-0093 was approved to modify the previously approved design review associated with UC-17-0705. Approval of DR-25-0093 expunged the original design review portion of the use permit and replaced it with a new site plan, landscaping, elevations, and floor plan. These design review components under DR-25-0093 is the current design review associated with UC-17-0705; therefore, this extension of time applies only to the use permit and waivers of development standards.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400169 (UC-0705-17):

Current Planning

- Until October 3, 2025 to commence.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400156 (UC-17-0705):

Current Planning

- Until October 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-17-0705:

Current Planning

- Design review as a public hearing on any significant change to the plans and future phases;
- 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;
- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that 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

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

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 #0330-2018 to obtain your POC exhibits and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant requests a fourth extension of time due to extenuating circumstances that arose during project implementation. The applicant states that although the church advanced the project and completed the required off-site improvements, budget constraints now require a shift to a smaller building, and additional time is needed to prepare and submit a new design review for a smaller chapel building and a new parking layout.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacation and abandonment of patent easements	Approved by BCC	March 2025
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit, waiver of development standards and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-17-0705)	Second extension of time for a use permit, waiver of development standards and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-17-0705)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1.	Approved by BCC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-17-0705)	Administrative extension of time for a Use permit, waivers of development standards, and design review for a place of worship and school	Approved by ZA	October 2020
UC-17-0705	Use permit, waivers of development standards, and design review for a place of worship and school	Approved by BCC	October 2018
UC-0246-16	Use permit for a place of worship - expired	Approved by PC	May 2016
UC-0080-13	Use permit for a place of worship - expired	Held No Date	April 2013

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-RNR)	Single-family residential & undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The third extension of time was approved in January 2024 and a new design review (DR-25-0093) was subsequently approved in March 2025. Although the third extension of time (ET-23-400169) was approved, staff recommended that it would be the last extension staff could support. However, records show that the site now includes PW22-13577 which is an approved structural study, PW22-14988-R03 for off-sites has been approved, PW21-17020 for a drainage study was also approved, and SD-25-990044 was recorded. Since the applicant demonstrated a significant amount of progress, staff supports this 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 3, 2027 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Fifteen (15) month review of the off-site improvements.
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FULL GOSPEL LAS VEGAS CHURCH

CONTACT: JVC ARCHITECTS, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118



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

3A

APPLICATION NUMBER(s): 26-400022

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/29/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

UPPER/LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100319
ASSESSOR PARCEL #(s): 176-16-801-017

PROPERTY ADDRESS/ CROSS STREETS: Buffalo Dr. and Torino Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

An extension of time request please to a previously approved entitlement - UC-17-0705. Due to an encountered extenuating circumstance, the church is requesting an extension of time for the use permit so they can start a design review for a new smaller chapel project.

PROPERTY OWNER INFORMATION

NAME: Full Gospel Las Vegas Church
ADDRESS: 7935 Badura Ave. #1040
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-453-1223 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Full Gospel Las Vegas Church
ADDRESS: 7935 Badura Ave. #1040
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-453-1223 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JVC Architects, Jay Olado
ADDRESS: 5385 Cameron St. Suite 15
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-871-3416 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.


Property Owner (Signature)*

Joshua Kang
Property Owner (Print)

02.25.26
Date

Full Gospel Church

Extension of Time

Justification Letter

February 25, 2026

Department of Comprehensive Planning
Clark County
500 S. Grand Central Parkway, Box 551741
Las Vegas, NV 89155

To Whom It May Concern:

This is the justification letter for the Full Gospel Church Project Extension of Time (EOT). The previously approved Use Permit is UC-17-0705 which includes the site APN 176-16-801-017, at the corner of Buffalo Dr. and Torino Ave.

The applicant, Full Gospel Church, is requesting this 4th Extension of Time due to an encountered extenuating circumstance. The church did originally move forward with the original project that included getting permits for the off-site work, on-site parking lot, and new worship building. For reference, these are the following permits:

- Building Permit – BD21-40309 (Plan Check Approved, Not Issued)
- Offsite Permit – PW14988 (Issued)
- Grading Permit – BD25-35280 (Issued)
- SWPPP Permit – CSW-55753 (Issued)
- Dust Permit – 59473 (Issued)

The church has built the offsite work that included curbs, gutters, and sidewalk at all sides of the site perimeter. But due to budget constraints, they need to shift to a smaller building. This request for an extension of time is the first step. After approval, the church intends to submit a new design review for a new smaller chapel building and an on-site parking lot.

JVC Architects along with Full Gospel Church, respectfully request your approval for this extension of time. Please contact our office with any questions or comments.

Sincerely,



Jim Van Compernelle
President, JVC Architects

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-40025 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.

DESIGN REVIEW for a commercial complex.

Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise (description on file). JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce landscaping to a less intense use along the east property line to 4 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 27% reduction).
- b. Reduce landscaping to a less intense use along the west property line to 5 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 9% reduction).
- c. Reduce the width of parking lot landscape fingers to 3 feet where 6 feet is the minimum per Figure 30.64-14 (a 50% reduction).
2. a. Reduce the height/setback ratio to the east property line to 19 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 71% reduction).
- b. Reduce the height/setback ratio to the west property line to 39 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 41% reduction).
3. Reduce parking to 41 spaces where 50 spaces are required per Table 30.60-1 (an 18% reduction).
4. Reduce throat depth on Silverado Ranch Boulevard to 1 foot where 25 feet is the minimum distance per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.05
- Project Type: Commercial complex

- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 9,911
- Parking Required/Provided: 50/41

Site Plan

The approved site plan depicts 2 retail/restaurant buildings. The northern building is set back 76 feet from the north property line along Silverado Ranch Boulevard, 52 feet from the east property line, and 65 feet from the west property line. The southern building is set back 23 feet from the southern property line, 19 feet from the east property line, and 39 feet from the west property line. A height/setback ratio of 65 feet is required for both the east and west setbacks for both buildings, which necessitated a waiver of development standards.

Access to the site is provided by a single driveway from Silverado Ranch Boulevard. A waiver of development standards was necessary to reduce the throat depth to 1 foot where 25 feet is the minimum required distance. Parking spaces are provided on the east and west sides of the northern portion of the site and on the north sides of both buildings. The restaurant portions of the buildings require 10 parking spaces per 1,000 square feet, and the remainder of the buildings require 4 parking spaces per 1,000 square feet. As a result, 50 parking spaces are required, but only 41 parking spaces are provided, which required a waiver of development standards.

A drive-thru lane is provided on the west and south sides of the northern building, and a second drive-thru lane is adjacent to the west, south, and east sides of the southern building. A trash enclosure and loading space are provided on the northwest side of the southern building. Lastly, future cross access to the adjacent eastern parcel is shown in the southeast portion of the site. Cross access will be installed if the adjacent parcel to the east develops with commercial uses.

Landscaping

The approved landscaping along Silverado Ranch Boulevard is 15 feet wide with a detached sidewalk. On the east side of the site, landscaping is 4 feet wide where 5.5 feet is the minimum width required, and on the west side of the site, landscaping is 5 feet wide where a minimum width of 5.5 feet is required. A waiver of development standards was necessary to reduce the landscaping width required adjacent to a less intense use along both the east and west property lines. Along the south property line, landscaping is 5 feet 10 inches in width.

Landscaping is provided throughout the parking lot. The width of the landscape fingers in the parking lot vary, with 1 landscape finger measuring approximately 3 feet wide, inside of curb to inside of curb. Six feet is the minimum width required for landscape fingers. As a result, a waiver of development standards was necessary to increase the number of parking spaces between landscape fingers and to reduce the width of landscape fingers.

Elevations

The approved plans depict both buildings are approximately 28 feet high to the tallest portion of the parapet wall along the roofline. The lower parapet wall along the roofline is 24 feet high. Exterior materials for both buildings include painted stucco, fabric awnings, storefront glazing, and wall mounted pack lights.

Floor Plans

The approved plans show the northern retail/restaurant building is 3,006 square feet, which is comprised of 2,206 square feet of retail space and 800 square feet of restaurant space. The southern retail/restaurant building is 6,905 square feet, which is comprised of 6,105 square feet of retail space and 800 square feet of restaurant space. The suites will be built-out specific to future tenant needs.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400044 (NZA-21-0037):

Comprehensive Planning

- Until June 2, 2026 to complete or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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.

Listed below are the approved conditions for NZA-21-0037:

Current Planning

- Resolution of Intent to complete in 3 years;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, LV Cactus Scrubs, LLC., or its successors or assigns, is recorded;
- Provide cross access with the adjacent parcels to the east and west if the adjacent parcels develop with commercial uses;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future restaurant uses within the retail buildings may require additional on-site spaces or a land use application to reduce the required number of parking spaces which may not be supported by staff; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may

warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0454-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting extension of time for 2 additional years. This extension is needed to complete the final map, design and improvement plans.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-26-500035	Tentative Map for a Not commercial subdivision	Approved/ Denied by PC	April 2026
VS-26-0144	Vacation and abandonment of right-of-way	Approved/ Denied by PC	April 2026
ET-24-400044 (NXC-21-0037)	First extension of time for a non-conforming zone change from R-E to C-2 with waivers of development standards and design review for a commercial complex	Approved by BCC	June 2024
NZC-21-0037	Non-conforming zone change from R-E to C-2 zoning with waivers of development standards and design review for a commercial complex	Approved by BCC	June 2021
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Nevada Army National Guard
South	Public Use	PF (AE-60)	Flood control structure
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG (AE-60)	Commercial center
West	Neighborhood commercial	CG (AE-60)	Undeveloped

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

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.

Records indicate that progress is actively underway on this previously approved project. The following Public Works permits are currently active: a traffic study (PW26-10480), a drainage study (PW26-11007), and an off-site improvement permit (PW26-10334). Although no building permit applications have been submitted to date, staff concurs that work on the project is moving forward and staff can support this request.

Public Works - Development Review

Staff finds that no additional site changes have occurred and there's been no progress for several years. As a result, staff cannot support this request.

Staff Recommendation

Pending recommendation...

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 2, 2028 to complete or the application will expire unless extended with approval of an extension of time;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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

- 1 year to construct off-site improvements;
- Comply with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FBF MANAGEMENT COMPANY, LLC

CONTACT: LAS VEGAS SILVERADO RANCH ROGER, LLC, 13861 ADARE MANOR LANE, FRISCO, TX 75035



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

4A

APPLICATION NUMBER(s): ET-26-400025 (NZC-21-0037)

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/29/26

Location Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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- 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

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190 W. Virgin Street, Bunkerville

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

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State Route 160, Mountain Springs

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8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

Kathleen Hickman, Secretary
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Regional Government Center
101 Civic Way, Laughlin

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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14 Cottonwood Dr., Blue Diamond

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3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #: APR-25-101918
ASSESSOR PARCEL #(s): 177-30-103-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. & Rogers St.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Las Vegas Silverado Ranch Roger LLC
ADDRESS: ~~0002 Catalina Canyon Ave.~~ 13861 Adare Manor Lane
CITY: ~~Las Vegas~~ Frisco STATE: ~~NV~~ TX ZIP CODE: ~~89147~~ 75035
TELEPHONE: 702-373-2993 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: FBF Management Company LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 75035
TELEPHONE: 702-373-2993 CELL 702-373-2993 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 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.

F. Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

12/2/2025
Date

March 12, 2026
Job No. FRF-25-002

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

Subject: Silverado Ranch & Rogers – Extension of Time Justification Letter
APN: 177-30-103-004
Application: NZC-21-0037

To whom it may concern:

The application for the above-mentioned project (NZC-21-0037) was approved January 17th, 2024 and is expected to expire June 2nd, 2026. We are requesting an extension of time due to additional time needed to complete the final map, design and improvement plans for this project; due to the previous market, this process has taken longer than expected and we humbly request an extension of 2 years to allow time for the final map to be recorded and conditions satisfied.

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-26-400029 (ZC-23-0823)-DIAMOND CACTUS, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) equipment rental facility; and 2) outdoor storage and display on 3.76 acres in an IL (Industrial Light) Zone.

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

RELATED INFORMATION:

APN:

176-26-401-003; 176-26-401-004

DESIGN REVIEWS:

1. Equipment rental facility - construction or heavy equipment.
2. Outside storage and display as a principal use.

LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.76
- Project Type: Equipment rental facility with outside storage as a principal use
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 12,000 (Building area)/122,471 (Outside storage area)
- Parking Required/Provided: 33/33

Site Plan

The approved plan depicts a proposed building in the center of the property with a north-south orientation. The building is set back 90 feet from the north and east property lines, 183 feet from the west property line, and 223 feet from the south property line nearest to Cactus Avenue. Access to the site is provided by a 60 foot wide private right-of-way grant from the BLM for Rush Avenue extending across an undeveloped parcel from Torrey Pines Drive to the east. A 40 foot wide driveway at the end of a proposed cul-de-sac bulb for Rush Avenue will access the site. Parking with 33 vehicle spaces, including 2 ADA spaces, is provided along the north and northeast sides of the property. Two bike racks with 4 short-term parking spaces are provided

near the northwest corner of the building. A loading zone is located on the east side of the building. A covered trash enclosure is located on the west side of the building.

The southern two-thirds of the property will be paved and will feature areas to display equipment, to drop off, park, and fuel company vehicles, and for outdoor storage. Vehicular access to these areas is gained through two 24 foot sliding gates. The equipment display spaces are located along the east side of the site and include EV charging stations. The outside storage areas will be screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is screened with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the easement will be accessed by 30 foot wide decorative manual swing gates.

Landscaping

The approved plan depicts trees and shrubs throughout the parking lot including the landscape finger islands. A minimum of 6 trees is required within the parking lot, and 13 large trees are provided. This includes trees which are low water use species in accordance with the Southern Nevada Water Authority Regional Plant List. Street landscaping was not provided as the property does not directly front on Rush Avenue or on Cactus Avenue.

Elevations

The approved plan depicts an office/warehouse building approximately 32 feet in height, which includes a stepped parapet. Overhead coiling doors are depicted on the east and west elevations. The exterior will have CMU construction with 3 different color band systems which will create decorative finishes on all building elevations. An aluminum storefront system with a metal awning is proposed for the main entrance on the north elevation. A metal awning is also shown along the east side of the building over 1 of the overhead door openings. The awnings, as well as several person doors, are proposed to match the overhead doors. An aluminum window system with glazing is indicated for all sides of the building.

Floor Plans

The approved plan depicts a 7,500 square foot warehouse area with 10 overhead door openings (5 on each side of the building) and 4 doors (2 on each side of the building). To the south of the warehouse area is a 1,500 square foot wash bay with 2 overhead door openings, 1 on each side of the building. To the north of the warehouse is a 1,714 square foot open display area where the main building entrance is located. The remaining 1,286 square feet includes several offices, conference room, employee breakroom, and restrooms.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0823:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- The County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Provide paved legal access.

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 #0464-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The extension request is required because the applicant is going through the BLM right-of-way grant process. The application has been submitted and the applicant is anticipating approval from the BLM will be finalized within the next 12-14 months. The extension of time is for the design review only since the zone change was made permanent.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700044	Plan amendment from Business Employment (BE) to Industrial Employment (IE)	Approved by BCC	March 2024
ZC-23-0823	Zone change and design review from M-D to M-1 for an equipment rental facility with outside storage and display	Approved by BCC	March 2024
VS-23-0824	Vacation and abandonment of easements and right-of-way	Approved by BCC	March 2024
ZC-0897-07	Zone change from R-E to M-D zoning for future development	Approved by BCC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	RS20 & IL	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20	Undeveloped
East	Open Lands	RS20	Undeveloped

This site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties, or any change in the laws, regulations, or policies affecting the subject property that would warrant the denial of the first extension of time request. The applicant has made progress since the project was approved in March 2024. This includes review and approval of a drainage study (PW23-18873) and traffic study (PW-24-14931). Records also show that there is an active off-site permit (PW24-11199) and a minor subdivision map in process (MSM-24-600039). The associated vacation (VS-23-0824) was granted an extension through ADET-26-900044 in January 2026. Since this is the first extension of time, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 6, 2028 to commence or the application will expire unless extended with approval of an extension of time.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIAMOND CACTUS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



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

5A

APPLICATION NUMBER(s): ET-26-400029

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 04/29/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

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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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100090
 ASSESSOR PARCEL #(s): 176-26-401-003 and 176-26-401-004
 PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Ave and S. Rainbow Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

1st Extension of Time for ZC 23-0823

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (information must match online application)

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

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Property Owner (Signature)*

Darren C. Petersen, Manager
 Property Owner (Print)

1-19-2026
 Date

March 19, 2026

Clark County Current Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89101

Attn: Staff

RE: DIAMOND CACTUS

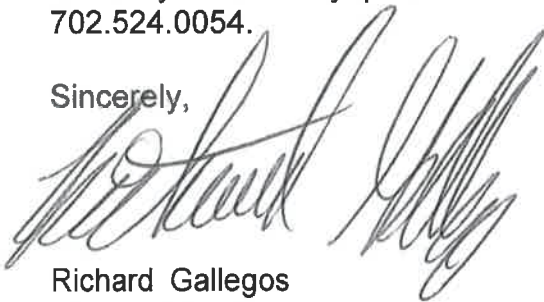
**APN 176-26-401-003 and 176-26-401-004
EXTENSION OF TIME ZC23-0823**

Dear Staff,

We respectfully request a 1st Extension of Time for the above-mentioned project. The reason for the extension is that we are still going through the BLM ROW Grant process. The application has been submitted and we are hoping the process will be finalized in the next 12-14 months. This extension of time is for the Design Review only since the zone change was made permanent.

Should you have any questions or require any additional information please contact me at 702.524.0054.

Sincerely,



Richard Gallegos
Project Director