



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespie Street

Las Vegas, NV 89183

February 11, 2026

6:00pm

### AGENDA

**Note:**

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

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

Barris Kaiser-Vice Chair  
Chris Caluya

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

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

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- 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 January 28, 2026. (For possible action)
- IV. Approval of the Agenda for February 11, 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)
- Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning and Zoning

- 1. **VS-26-0014-S C CACTUS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dean Martin Drive and Las Vegas Boulevard South and Cactus Avenue and Erie Avenue (alignment) within Enterprise (description on file). MN/nai/kh (For possible action) **03/03/26 PC**
- 2. **ET-26-400001 (ZC-23-0745)-LV ERIE, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; and 4) vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) building height; 2) off-site improvements; 3) non-standard improvements in the right-of-way; 4) eliminate sidewalk and alternative landscaping; 5) allow modified driveway design standards; and 6) allow modified street standards.  
**DESIGN REVIEWS** for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; 4) vehicle wash; and 5) finished grade on 3.53 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action) **03/04/26 BCC**
- 3. **ET-26-400002 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:**  
**ZONE CHANGE FOURTH EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.  
**USE PERMIT** for a proposed residential condominium development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.  
**DESIGN REVIEWS** for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise. MN/rp/kh (For possible action) **03/04/26 BCC**

4. **WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase parking; and 2) reduce departure distance.  
**DESIGN REVIEW** for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action) **03/04/26 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: February 25, 2026.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespie Street  
Clark County Government Center – 500 S. Grand Central Pkwy  
<https://notice.nv.gov>



# Enterprise Town Advisory Board

January 28, 2026

## MINUTES

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Board Members

David Chestnut **PRESENT**  
Kaushal Shah **PRESENT**  
Andy Toulouse **EXCUSED**

Barris Kaiser **TARDY**  
Chris Caluya **PRESENT**

Secretary:

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov) **PRESENT**

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

The meeting was called to order at 6:01 p.m.

Nairee Agulian, Comprehensive Planning

II. Public Comment

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

- None

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

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 14, 2025.

Motion **PASSED** (3-0) / 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** (3-0) / Unanimous

Related applications to be heard together:

1. PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:
2. ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:
3. VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:
4. WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:
  
5. PA-25-700058-COUNTY OF CLARK(AVIATION):
6. ZC-25-0887-COUNTY OF CLARK(AVIATION):
7. UC-25-0875-REAL EQUITIES, LLC:
8. WS-25-0888-COUNTY OF CLARK (AVIATION):
9. TM-25-500216-COUNTY OF CLARK(AVIATION):

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gilespie St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535.
  - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning & Zoning

1. **PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:**

**PLAN AMENDMENT** to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action) **02/17/26 PC**

Motion by David Chestnut

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

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

2. **ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:**

**ZONE CHANGES** to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action) **02/17/26 PC**

Motion by David Chestnut

Action: **APPROVE** Reduced to CN Zone District.

Per staff if approved conditions

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

3. **VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gilespie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Gilespie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action) **02/17/26 PC**

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

4. **WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg /cv (For possible action) **02/17/26 PC**

Motion by David Chestnut  
Action: **APPROVE** Waivers of Development Standards #s 1 and 3  
**DENY** Waivers of Development Standards # 2  
**DENY** Design Review  
**ADD** Comprehensive Planning conditions  
• Operating hours are restricted to County Daylight Hours  
Per staff if approved conditions  
Motion **PASSED (4-0) /Unanimous**

5. **PA-25-700058-COUNTY OF CLARK(AVIATION):**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **02/17/26 PC**

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

6. **ZC-25-0887-COUNTY OF CLARK(AVIATION):**  
**ZONE CHANGES** for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **02/17/26 PC**

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

7. **VS-25-0886-COUNTY OF CLARK(AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action) **02/17/26 PC**

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

8. **WS-25-0888-COUNTY OF CLARK (AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width.  
**DESIGN REVIEW** for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**

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

9. **TM-25-500216-COUNTY OF CLARK(AVIATION):**  
**TENTATIVE MAP** consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**

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

10. **UC-25-0875-REAL EQUITIES, LLC:**  
**USE PERMITS** for the following: **1)** avocational or vocational training facility; **2)** instruction or tutoring facility; **3)** emergency or urgent care; **4)** equipment rental or sales and services; **5)** parking lot; **6)** office; **7)** outdoor market; **8)** financial services; **9)** outdoor dining, drinking and cooking; **10)** live entertainment; **11)** banquet facility; **12)** vehicle maintenance or repair; and **13)** vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action) **02/17/26 PC**

Motion by David Chestnut  
Action: **APPROVE** Use Permits # 1, 2, 3, 5, 6, 7, 8, 9, 10, and 11  
**DENY** Use Permits # 4, 12, and 13  
**ADD** Comprehensive Planning condition  
• Use Permit # 3 limited to urgent care only  
Per staff if approved conditions  
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.

- None.

**IX. Next Meeting Date**

The next regular meeting will be February 11, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

**X. Adjournment:**

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:11 p.m.

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

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0014-S C CACTUS, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Dean Martin Drive and Las Vegas Boulevard South and Cactus Avenue and Erie Avenue (alignment) within Enterprise (description on file). MN/nai/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-32-601-007; 177-32-601-008

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:****Project Description**

The applicant is requesting to vacate and abandon existing easements which are no longer needed for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0588	Vacation and abandonment for easements - recorded	Approved by PC	November 2023
WS-23-0508	A waiver of development standards to eliminate street landscaping	Approved by PC	November 2023
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Zone change to reclassify 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (more than 18 du/ac)	CR, CG, & RS20	Undeveloped
South	Entertainment Mixed-Use (more than 18 du/ac)	CR & CG	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use (more than 18 du/ac), Corridor Mixed-Use (less than 18 du/ac) & Neighborhood	CG, H-2, CP, & CR	Undeveloped, shopping center, & emergency room facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, CC, RS3.3, & PF	Interstate 15, single-family residential, elementary school, & multi-family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of easements that are not needed for site, drainage, or roadway development.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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

#### Building Department - Addressing

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SC CACTUS, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,  
100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0014

**1A**

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

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

Date: 2/11/2026

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

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 # 25-102008

ASSESSOR PARCEL #(s): 177-32-601-007 and 177-32-601-008

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue and Las Vegas Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

**Vacation and new dedication of easement area**

### PROPERTY OWNER INFORMATION

NAME: SC Cactus LLC

ADDRESS: 1505 South Pavilion Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL N/A

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

NAME: SC Cactus LLC

ADDRESS: 1505 South Pavilion Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

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

NAME: Brownstein Hyatt Farber Schreck - Attn: Rebecca Miltenberger

ADDRESS: 100 N. City Parkway, Suite 1600

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: 702-464-7052

CELL N/A

ACCELA REFERENCE CONTACT ID # 176001

\*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)\*

Jeffrey T. Welch - Authorized Signatory

Property Owner (Print)

01/7/26

Date

January 7, 2026

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

**VIA ELECTRONIC DELIVERY**

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, First Floor  
Las Vegas, NV 89155

RE: Justification Letter – Vacation and Rededication of Easement Area  
APNs: 177-32-601-007 and 177-32-601-008

To Whom It May Concern:

We represent SC Cactus LLC, a Nevada limited liability company (the “Applicant”), owner of that certain property located on Clark County Assessor Parcel Numbers (“APN”) 177-32-601-007 and 177-32-601-008 (collectively, the “Property”), consisting of approximately 122 acres in connection with foregoing application. The Applicant is requesting approval of the following:

**Vacation of Patent Easements:** for the vacation of four (4) patent easements and one (1) roadway/public utility easement.

**Rededication** for the relocation and rededication of roadway easement.

In anticipation of future development on the Property, the Applicant is requesting to vacation the above referenced easements, each of which is approximately sixty (60) feet wide and dedicate a new roadway easement also sixty (60) feet wide to the west of the existing easement area as shown on the enclosed exhibit. The new easement area will be adjacent to Interstate 15 and will be more aligned with similar easement area already dedicated south of the Property and connect to APN 177-32-599-017, which is public right of way.

We appreciate your consideration of this application. Please do not hesitate to contact me if you have any questions.

Sincerely,



Rebecca L. Miltenberger  
Enclosures

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400001 (ZC-23-0745)-LV ERIE, LLC:

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; and 4) vehicle wash.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) building height; 2) off-site improvements; 3) non-standard improvements in the right-of-way; 4) eliminate sidewalk and alternative landscaping; 5) allow modified driveway design standards; and 6) allow modified street standards.

**DESIGN REVIEWS** for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; 4) vehicle wash; and 5) finished grade on 3.53 acres in a CG (Commercial General) Zone.

Generally located east of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/tr/kh (For possible action)

## RELATED INFORMATION:

## APN:

177-33-301-021

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 38 feet where 35 feet is the maximum allowed per Table 30.40-4 (an 8.6% increase).
2. Waive off-site improvements except full paving (curb, gutter, sidewalk, streetlights and partial paving) along Giles Street where required per Chapter 30.52.
3. Allow non-standard improvements (landscaping) within the right-of-way of Las Vegas Boulevard South.
4.
  - a. Eliminate sidewalk and allow 10 feet of landscaping along Giles Street where landscaping and a detached sidewalk is required per Figure 30.64-17.
  - b. Eliminate detached sidewalk and landscaping along Las Vegas Boulevard South where landscaping and a detached sidewalk is required per Figure 30.64-17.
5.
  - a. Reduce throat depth to 14 feet for a driveway along Erie Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).
  - b. Reduce throat depth to 14 feet 7 inches for a driveway along Las Vegas Boulevard South where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 41.7% reduction).
6. Reduce departure distance from the intersection of Las Vegas Boulevard South and Erie Avenue to 183 feet 9 inches where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 3.3% reduction).

**DESIGN REVIEWS:**

1. Mini-warehouse.
2. Convenience store.
3. Gasoline station.
4. Vehicle wash.
5. Increase finished grade to 43 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 19.4% increase).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE  
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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

- Site Address: N/A
- Site Acreage: 3.53
- Project Type: Mini-warehouse, convenience store, gasoline station, and vehicle wash
- Number of Stories: 3 (mini-warehouse)/1 (convenience store and vehicle wash)
- Building Height (feet): 38 (mini-warehouse)/26 (convenience store and vehicle wash)/21 (gasoline station canopy)
- Square Feet: 106,200 (mini-warehouse)/4,900 (convenience store)/2,254 (vehicle wash)/4,270 (gasoline station canopy)
- Parking Required/Provided: 20/22

**Site Plan**

The approved plans depict a 4,270 square foot gasoline station canopy that is set back 35 feet from the west (front) property line along Las Vegas Boulevard South and 73 feet 2 inches from the north (side street) property line along Erie Avenue. Under the canopy there will be 6 fuel islands with 2 gas pumps per island. East of the canopy is a 4,900 square foot convenience store with a 2,254 square foot vehicle wash building attached to the east side of the store. The building is set back 76 feet 6 inches from the north property line. The vehicle wash will have a 2 lane drive-thru with a single bay entrance from the south. Vehicles will exit the vehicle wash on the north side of the building. The approved plan further depicts a 3 story mini-warehouse building located to the east of the vehicle wash. The building is set back 50 feet from the north property line and 41 feet from the east (rear) property line along Giles Street. The building has a 30 foot wide drive aisle around the south, east, and north sides with 4 loading areas depicted. Access will be controlled by gates with a key pad at the entrance to the drive-thru and another set of existing gates at the northeast corner of the building. Parking is depicted along the north side of the property, in front of the convenience store and on the west side of the proposed mini-warehouse. Access to the site is proposed from 1 driveway on Erie Avenue and 1 driveway on Las Vegas Boulevard South.

### Landscaping

The approved plans depict a detached sidewalk with street landscaping along Erie Avenue. A detached sidewalk and landscaping are depicted within the right-of-way of Las Vegas Boulevard South. This was the subject of waivers to allow non-standard (landscaping) improvements within the right-of-way and to eliminate the on-site street landscaping. Along Giles Street, 10 feet of street landscaping with no sidewalk was shown where a detached sidewalk with 5 foot wide landscape strips are normally required on each side. This was also a subject of a waiver. Landscaping is also depicted along the south property boundary and throughout the parking areas.

### Elevations

The approved plans indicate that the convenience store and vehicle wash buildings will have flat roofs with parapet walls and a varied rooflines ranging in height from 12 feet to 26 feet. The 3 story mini-warehouse has a flat roof with a surrounding parapet wall and is 35 feet to 38 feet in height. Each building has a typical modern façade that includes a stucco finish and panel systems for the mini-warehouse, convenience store and car wash buildings, and gas station canopy. Color schemes for the stucco will be carried throughout the development with 4 different colors. Both the convenience store and mini-warehouse will feature storefront glass, including at the building entrances. The vehicle wash appears to be open at each end with no service bay doors. The mini-warehouse has an architectural design feature including canopies, varying parapet height, to help to break-up the building mass. This includes a 3 foot increase in a parapet height above the maximum height allowance of 35 feet at the southwest corner of the building where the office is located which was the subject of a waiver.

### Floor Plans

The approved plans depict the building shells of the convenience store, vehicle wash, and adjoining utility building. The convenience store features 3 entrances with the main entrance on the west side of the building. The mini-warehouse has 2 entrances and features 3 stories. The first story includes an office with restrooms. Each floor will have storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet. Each floor is proposed to be accessible by 2 interior stairwells and 2 elevators.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0745:

#### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- If any landscaping in the Las Vegas Boulevard South right-of-way is removed in the future because of road construction or other reasons, it shall be replanted or replaced on-site;
- 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 installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 use permits, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0405-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant is seeking an extension of time for the use permits, waivers of development standards, and design reviews. The applicant states that civil plans and building permits have been submitted to the county and are close to being issued; however, they were not issued before the expiration date of the application, thus an extension of time was requested.

#### Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500168	Tentative map for a 1 lot commercial subdivision	Approved by BCC	January 2024
VS-23-0746	Vacation and abandonment for patent easements and a portion of right-of-way	Approved by BCC	December 2023

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0745	Reclassified the site from H-2 to C-1, use permits, waivers of development standards, and design reviews for a mini-warehouse, vehicle wash, convenience store, and gas station	Approved by BCC	December 2023

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CG	Undeveloped
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Entertainment Mixed-Use	CR & CG	Undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

Staff finds that the applicant has shown progress towards obtaining the necessary grading and building permits which are currently under review with the Building Department. Since this is the first extension of time, staff can support 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 December 20, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- Compliance with previous conditions.

##### **Fire Prevention Bureau**

- No objection.

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

- No comment.

##### **TAB/CAC:**

##### **APPROVALS:**

##### **PROTEST:**

**APPLICANT: LV ERIE, LLC**

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400001

**2A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 02/11/26

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. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### ENTERPRISE

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

### GOODSPRINGS

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

### INDIAN SPRINGS

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

### LAUGHLIN

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

### LONE MOUNTAIN

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

### LOWER KYLE CANYON

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

### MOAPA

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

### MOAPA VALLEY

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

### MOUNTAIN SPRINGS

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

### MT. CHARLESTON

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

### PARADISE

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

### RED ROCK

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

### SANDY VALLEY

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

### SEARCHLIGHT

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

### SPRING VALLEY

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

### SUNRISE MANOR

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

### WHITNEY

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

### WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 177-33-301-021

PROPERTY ADDRESS/ CROSS STREETS: SEC LVBS & Erie

## DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time

## PROPERTY OWNER INFORMATION

NAME: LV Erie, LLC

ADDRESS: 1370 Jetstar Ave., Suite # 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-444-4795

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: same as owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: LASConsulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

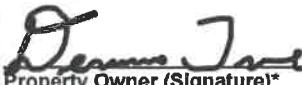
TELEPHONE: \_\_\_\_\_

CELL 702-499-6469

ACCELA REFERENCE CONTACT ID # 165577

\*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)\*

Dennis Troesh  
Property Owner (Print)

12/17/2025  
Date

*LAS Consulting, Inc.  
1930 Village Center Circle, Bldg 3, Suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell.*

December 17, 2025

Clark County Current Planning  
500 Grand Central  
Parkway Las Vegas, NV  
89106

RE: Justification letter -Extension of Time- 23-0745 /APN: 177-33-301-021

Dear Sir or Madam:

Please accept this letter as our request for an extension of time for the use permit, waivers of development standards, and design review. The project was approved in December of 2023. The zone change was approved permanently, but the use permits, design review and waivers were approved for two years.

This request was approved to rezone the property from H-2 (Highway Frontage) to C-1 (Local Business). The county subsequently adopted a new zoning ordinance, and the property is currently zoned CG. The project is for a three-story, 106,200-square-foot mini-warehouse facility and a 4,900-square-foot convenience store with gas pumps and a car wash.

The mini-warehouse facility is 35 feet in height, adjacent to Giles Street to the east, with a 3-foot architectural enhancement at the entrance at the southwest corner of the building. The mini-warehouse facility is accessed through a main entrance at the building's southwest corner, where the office is located. A 3-foot architectural enhancement is designed above this entrance. Five parking spaces are required, and six are provided. There are

two entrances into the building. The property is gated, with access via Las Vegas Boulevard South (LVBS), and a keypad on site. A six-foot split-face block wall is shown along the south property line and a 6-foot CMU wall along the eastern boundary, with landscaping within the right of way for Giles Street. The mini-warehouse portion has gates on the northeast side of the property and on the south side of the building. The mini-warehouse and C-store are consistent in appearance, using the same materials and color scheme. The civil plans and building permits have been submitted to the county and are close to being issued; however, they will not be issued before the expiration date. Therefore, we are requesting an extension of time.

We believe this will be an attractive addition to the area. We respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

ET-26-400002 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:

**ZONE CHANGE FOURTH EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.

**USE PERMIT** for a proposed residential condominium development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.

**DESIGN REVIEWS** for the following: 1) proposed residential condominium development; and 2) finished grade.

Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise. MN/rp/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-17-801-003

**USE PERMIT:**

Allow 15 proposed residential condominium units.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce rear setbacks to 10 feet where 20 feet is required per Table 30.40-3 (a 50% decrease).
2.
  - a. Allow non-standard driveway design standards with a 30 foot wide two-way driveway width where compliance with Uniform Standard Drawing 222.1 is required.
  - b. Allow non-standard driveway design standards by waiving the minimum 25 foot throat depth where compliance with Uniform Standard Drawing 222.1 is required.

**DESIGN REVIEWS:**

1. A proposed residential condominium development.
2. Increase the finished grade for a residential condominium development up to 4 feet (48 inches) where 36 inches is the standard per Section 30.32.040 (a 33% increase where 167% was previously approved).

**LAND USE PLAN:**

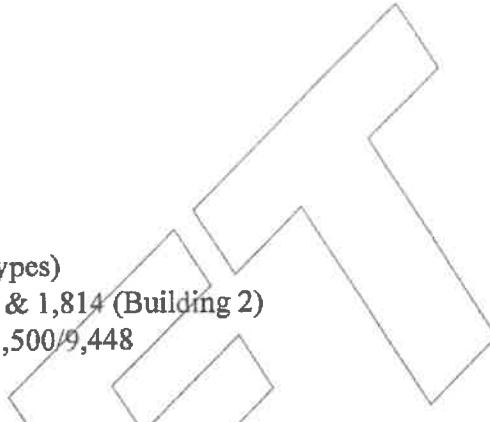
ENTERPRISE - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots/Units: 15
- Density (du/ac): 12
- Project Type: Residential condominiums
- Number of Stories: 2 & 3
- Building Height (feet): 30 & 40.5 (2 building types)
- Square Feet: 1,812 & 2,313 (Building 1)/1,591 & 1,814 (Building 2)
- Open Space Required/Provided (square feet): 1,500/9,448
- Parking Required/Provided: 38/41



#### Site Plans

The previously approved plans depict 15 residential condominiums within 7 buildings at a density of 12.0 dwelling units per gross acre. The site is accessed from 2 private drives along Ensworth Street with the buildings arranged on the north and south sides of each private drive. Each unit will have open space areas at the rear with an open courtyard between buildings. Parking is provided in garages attached to each unit and 11 visitor parking spaces are provided throughout the site along the 25 foot wide private driveways. The provided parking complies with the requirement for additional visitor parking spaces for enclosed parking spaces. Driveways for each unit vary from 10 feet to 22 feet. The buildings are set back 10 feet to 20 feet from the private drives, 20 feet from Ensworth Street, and 10 feet from the rear property line, with 14 feet of separation between buildings. The plans depict a previously graded site with finished grade 4 feet (48 inches) above existing grade.

#### Landscaping

The approved plans show a 20 foot wide landscape strip located along Ensworth Street with a proposed detached sidewalk. Open space is provided along Ensworth Street and at the front and sides of each building for a total of 9,448 square feet where 1,500 square feet of open space is required. Within the right-of-way for I-15 there is an existing 15 foot high freeway sound wall.

#### Elevations

The approved plans show the buildings range in height from 2 stories at 30 feet to 3 stories at 40.5 feet. Design features incorporate covered front entries (porches) and attached garages, varying rooflines, fenestration, and building articulation. Exterior materials accentuate building articulation and fenestration on all elevations with the use of metal with painted stucco siding, metal guardrails, and standing seam metal roofing in a contemporary industrial style.

#### Floor Plans

The approved plans show Building 1 consists of 2 units that range in size between 1,812 square feet and 2,313 square feet with 2 stories and parallel parking spaces in the attached garages. Building 2 consists of 2 units that range in size between 1,591 square feet and 1,814 square feet with 3 stories and tandem parking spaces in the garage.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400180 (NZC-0914-17):

#### Comprehensive Planning

- Until January 3, 2026 to complete.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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 ET-21-400172 (NZC-0914-17):

#### Current Planning

- Until January 3, 2024 to complete.
- 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 ADET-20-900481 (NZC-0914-17):

#### Current Planning

- Until January 3, 2022 to complete.
- Applicant is advised that 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.

Listed below are the approved conditions for NZC-0914-17:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within the time specified or it 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 20.5 feet to back of curb for Ensworth Street together with the necessary right-of-way to complete the cul-de-sac;
- Dedicate an additional 9.5 feet along Ensworth Street as a road access easement as necessary to achieve a 30 foot wide half street.
- Applicant is advised that Ensworth Street is shown as a 60 foot wide collector street on the Transportation Element and Clark County plans to improve the road in the future; the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0059-2017 to obtain your POC exhibit; and that if wastewater flow rates exceed CCWRD estimates, a new POC request may be required.

#### Applicant's Justification

The applicant states that Clark County Public Works has approved the offsite bond and that they recently submitted their plans for final review to CCWRD. The applicant intends to begin the signature process before the end of 2025; however, due to the turnaround time, the process will continue into the new year. Lastly, the applicant indicated that they are prepared to submit the map for technical review.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400180 (NZC-0914-17)	Third extension of time for a zone change, use permit, waiver of development standards, and design review for residential condominium development	Approved by BCC	February 2024

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400173 (VS-0915-17)	Second extension of time to vacate and abandon	Approved by BCC	January 2022
ET-21-400172 (NZC-0914-17)	Second extension of time for a zone change, use permit for a residential condominium development, waiver for setbacks and non-standard driveway geometrics, and design review for a residential condominium development and finished grade	Approved by BCC	January 2022
ADET-20-900481 (NZC-0914-17)	First extension of time to reclassify the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by ZA	November 2021
ET-19-400165 (VS-0915-17)	Extension of time to vacate and abandon easements of interest	Approved by BCC	February 2020
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019
VS-0915-17	Vacation and abandonment of easements of interest	Approved by BCC	January 2018
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

### Surrounding Land Use

Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Business Employment	CR	Multi-family residential
South & East	Entertainment Mixed-Use	RM18	Multi-family residential
West*	Business Employment	IP	Undeveloped

\*Immediately to the west is I-15

## **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 cannot support the request for an extension of time since there has been 8 years since the original approval of the project and only little progress has been made towards commencement or completion of the project. As previously mentioned on the previous extension of time request, staff cannot support any future extension of time request and a rewrite of Title 30 went into effect January 1, 2024, and project are expected to comply with today's code regulations.

#### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

#### **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:

- Until January 3, 2028 to complete.
- 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 application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No objection.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: LOFTS PHASES 2 & 3, LLC**

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400002

**3A**

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

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

Date 02/11/26

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 or tap to enter a date. Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

## BUNKERVILLE

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

## ENTERPRISE

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

## GOODSPRINGS

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

## INDIAN SPRINGS

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

## LAUGHLIN

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

## LONE MOUNTAIN

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

## LOWER KYLE CANYON

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

## MOAPA

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

## MOAPA VALLEY

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

## MOUNTAIN SPRINGS

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

## MT. CHARLESTON

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

## PARADISE

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

## RED ROCK

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

## SANDY VALLEY

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

## SEARCHLIGHT

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

## SPRING VALLEY

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

## SUNRISE MANOR

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

## WHITNEY

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

## WINCHESTER

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

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 17717801003

PROPERTY ADDRESS/ CROSS STREETS: \_\_\_\_\_

## DETAILED SUMMARY PROJECT DESCRIPTION

Fourth extension of time.

## PROPERTY OWNER INFORMATION

NAME: Lofts Phases 2 & 3 LLC

ADDRESS: 9033 E Easter Place, Suite 112

CITY: Centennial

STATE: CO

ZIP CODE: 890112

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Lofts Phases 2 & 3 LLC

ADDRESS: 9033 E Easter Place, Suite 112

CITY: Centennial

STATE: CO

ZIP CODE: 890112

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927085

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

R. Neil Irwin, Manager  
Property Owner (Signature)

R. Neil Irwin  
Property Owner (Print)

12/10/25  
Date

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

KAEMPFER  
CROWELL

January 6, 2026

ELISABETH E. OLSON  
[eolson@kcnvlaw.com](mailto:eolson@kcnvlaw.com)  
D: 702.792.7000

**VIA ONLINE SUBMITTAL**

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89118

***Re: Justification Letter - Fourth Extension of Time  
(APN: 177-17-801-003)***

To Whom It May Concern:

Please be advised this office represents Loft Phases 2 and 3 LLC, (the "Applicant") in the above-referenced matter. The Site is located south of Ford Avenue and west of Ensworth Street. The Site is more particularly described as Assessor's Parcel Number 177-17-801-003 (the "Site").

The Applicant is requesting a fourth extension of time for a previously approved tentative map for an approved residential condominium project. In February 2024, the Clark County Board of County Commissioners approved a third extension of time from H-2 to H-1 zoning, with a use permit, waivers for setbacks and non-standard driveway geometrics, and design reviews for a residential condominium development and finished grade. *See ET-23-400180 (NZC-0914-17).*

The fourth extension is justified given the progress the Applicant has made. First, the drainage and traffic studies are approved. Next, Clark County Public Works has approved the off-site bond and the Applicant is approved to mylar. Third, the Applicant is in final review at LVVWD and Fire. The Applicant has also recently submitted for final review at CCWRD. The Applicant will begin the signature process before the end of 2025, but given the turnaround time, the signatures will continue into the new year. Lastly, the Applicant is ready to submit the map for technical review.

Based on the foregoing, significant progress has been made toward commencement and this request is justified and the Applicant requests an additional one year extension. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

**PUBLIC HEARING****APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase parking; and 2) reduce departure distance.

**DESIGN REVIEW** for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)

---

**RELATED INFORMATION:****APN:**

177-19-406-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase parking to 28 spaces where a maximum of 13 spaces are permitted per Section 30.04.04D (a 115% increase).
2. Reduce the departure distance from the intersection of Silverado Ranch Boulevard and Ullom Drive to the driveway along Ullom Drive to 178 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

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

- Site Address: N/A
- Site Acreage: 0.97
- Project Type: Vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 5,561
- Parking Required/Maximum Allowed/Provided: 11/13/30 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/6

**Site Plans**

The plans depict a proposed 5,561 square foot vehicle maintenance facility located on the northeast corner of Silverado Ranch Boulevard and Ullom Drive. The site is accessed via a 2

way commercial driveway along Ullom Drive, which has a departure distance of 178 feet where 190 feet is required. The building is located along the eastern portion of the site, set back approximately 67 feet from the north property line, 11 feet from the east property line, and 40 feet from the south property line. Parking is located on the north and west sides of the building, with 30 total spaces provided where 11 spaces are required. A pedestrian walkway leads from the parking area to the building entrance. A fire lane and emergency vehicle turnaround is located in the southern portion of the parking lot. The trash enclosure is located along the north side of the building.

#### Landscaping

The plans depict detached sidewalks with street landscaping along Silverado Ranch Boulevard and Ullom Drive. The landscaping along Silverado Ranch Boulevard features large trees, shrubs, and groundcover, while the landscaping along Ullom Drive features small and large trees, shrubs, and groundcover. Landscaping is provided throughout the parking area with landscape islands and perimeter landscaping, consisting of small and large trees. However, a utility easement extends through the northern portion of the site, limiting trees to 12 feet in height for the affected area. While Title 30 requires that medium or large trees be provided within the parking area, the applicant's provision of small and large trees ultimately provides the canopy coverage that would be achieved if medium trees were planted in the parking. Therefore, the proposed alternative landscaping meets the requirements of Title 30.

#### Elevations

The plans depict a 26 foot high building with a variable roofline featuring shingles and metal edges. The building façade features concrete masonry, aluminum siding with wood trim, metal awnings, lighting fixtures, and aluminum downspouts. The building will have black, white, and burgundy paint finishes. The north elevation features a door and the compressor room, as well as a light fixture. The south elevation faces Silverado Ranch Boulevard and features several windows. The east elevation is the rear of the building, featuring a window, air rotation unit, electric meters, HVAC condenser unit, and gas meter. The west elevation faces Ullom Drive and is considered the front elevation of the building, featuring 9 roll-up overhead doors, the main entrance, an additional door, and several windows.

#### Floor Plans

The plans depict a 5,561 square foot vehicle maintenance facility featuring 9 service bays, a compressor room, and an office area with a service area, a workroom, and restrooms.

#### Applicant's Justification

The applicant states that site constraints prohibit the roll-up overhead doors from being internal to the development and screened from public rights-of-way. The building size is the minimum possible to ensure the vehicle maintenance business will be viable. Alternative landscaping is provided due to a utility easement that extends through a portion of the site and limits trees to 12 feet in height. The overall number of trees proposed and the corresponding canopy coverage exceeds the requirements of Title 30. Increased parking is needed due to the anticipated number of customers and vehicles to be serviced each business day. The additional parking will ensure employees and customers can conveniently park on site. The reduced departure distance is necessary due to site constraints including utility easements and the dimensions of the site. The

proposed driveway location will allow adequate space for vehicle parking and sight visibility, while maintaining safe vehicle maneuverability.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0267	Vacation and abandonment of patent easements	Approved by BCC	September 2024
WS-24-0266	Waivers of development standards and design review for a restaurant with drive-thru	Approved by BCC	September 2024
ZC-24-0265	Zone change from RS20 to CG	Approved by BCC	September 2024
PA-24-700011	Plan Amendment to redesignate the land use category from BE to CM	Approved by BCC	September 2024

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	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

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff finds that the request to increase parking beyond the maximum permitted by Title 30 will not adversely affect properties in the surrounding area. Additionally, the entire parking area is well landscaped, with adequate trees and shading provided, which will help mitigate the urban heat island effect that is associated with pavement. However, since staff cannot support the design review, staff cannot support this request.

### Design Review

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

Staff finds that the site is generally well designed, allowing safe pedestrian and vehicular access into and throughout the site. The street landscaping provides shade for the sidewalks and perimeter of the site, while the parking area landscaping provides shade for the interior of the site. However, staff is concerned about the roll-up overhead doors facing Ullom Drive to the west of the site. While staff recognize there are site constraints, the site can be redesigned to direct the roll-up overhead doors away from the right-of-way, which would help mitigate the intensity of the use and avoid adverse effects on the Ullom Drive right-of-way and potential future development in the area. Therefore, staff cannot support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Ullom Drive commercial driveway. The applicant placed the driveway as far north as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

### **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:

- Expunge WS-24-0266;
- 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new

land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0369-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: Z&CO., LLC**

**CONTACT: Z&CO., 3400 MONTROSE BOULEVARD #2916, HOUSTON, TX 77006**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0003

**4A**

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

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

Date: 2/11/26

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*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

**BUNKERVILLE**

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

**ENTERPRISE**

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

**GOODSPRINGS**

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

**INDIAN SPRINGS**

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

**LAUGHLIN**

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

**LONE MOUNTAIN**

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

**LOWER KYLE CANYON**

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

**MOAPA**

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

**MOAPA VALLEY**

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

**MOUNTAIN SPRINGS**

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

**MT. CHARLESTON**

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

**PARADISE**

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

**RED ROCK**

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

**SANDY VALLEY**

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

**SEARCHLIGHT**

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

**SPRING VALLEY**

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

**SUNRISE MANOR**

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

**WHITNEY**

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

**WINCHESTER**

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

**PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**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 # 25-101117

ASSESSOR PARCEL #(s): 17718408004

PROPERTY ADDRESS/ CROSS STREETS: West Silverado Ranch Blvd. & South Decatur Blvd.

## DETAILED SUMMARY PROJECT DESCRIPTION

This project is a proposed 6,130 square foot, automotive repair facility. Our services include but not limited to, advanced diagnostics, electrical system repairs, flushes, suspension and steering adjustments, routine oil changes, and brake servicing, to name a few. Our portfolio of services deliberately excludes loud and disruptive activities such as auto body repairs, painting, or tire recapping. Although our locations are capable of performing engine repairs, our operations do not extend to the full rebuilding of engines or transmissions. We do, on occasion pull an engine or transmission to swap it for a new one.

## PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments, LLC Attn: Mark Anthony Rua

ADDRESS: 2530 Silver Beach Dr

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-595-6244

CELL 702-595-6244

## APPLICANT INFORMATION (information must match online application)

NAME: Christian Brothers Automotive Corporation: LaToya Moten

ADDRESS: 17725 Katy Freeway Suite 200

CITY: Houston

STATE: TX

ZIP CODE: 77094

TELEPHONE: 832-712-6114

CELL 832-712-6114

ACCELA REFERENCE CONTACT ID #

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

NAME: Ziad Kaakouch

ADDRESS: 3400 Montrose Blvd., #2916

CITY: Houston

STATE: TX

ZIP CODE: 77006

TELEPHONE: 8329069916

CELL 8329069916

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date



# Christian Brothers

## A U T O M O T I V E

### **Substance of request:**

We are submitting a Design Review application for a new 5,561 sq ft, 9-bay Vehicle Maintenance & Repair Facility.

### **Project Location:**

A tract of land containing approximately 0.9722 acres located on Silverado Ranch Blvd. east of S. Decatur, Las Vegas, Nevada (APN: 177-19-406-004). The site is currently zoned Commercial General (CG).

### **Design Review for roll-up doors facing Ullom Dr:**

- Roll-Up Overhead Doors and Service/Loading Areas section 30.04.05.G.6, Service/loading areas, and/or buildings with roll-up overhead doors, shall be in the rear of the property, internal to the development, in a service yard directed away from public rights-of-way, screened to block their view from public rights-of-way or along a side property line farthest from any residential use or zone.

**JUSTIFICATION:** The proposed building is 172 LF. The total site length is 284 LF, with 60 LF being the NV Energy easement and another 10-ft for the front building setback. Additionally, the requirement to have a 20-ft fire truck turn around and 15-ft landscape buffer limits building placement options to the proposed location. We are using a 9-bay building with office/waiting room space. That is the minimum building size that we can use to justify the construction of our project, otherwise the business would not be viable.

### **Design Review for alternative landscaping:**

- Alternative Landscaping section 30.04.01.E.1.iii.d, a variation from the street or parking lot landscaping tree placement may be considered if the required number of trees are provided and shading and coverage requirements are met.

**JUSTIFICATION:** The Nevada Power easement restricts tree height to a maximum of 12 feet, necessitating smaller trees in the affected areas. Please refer to the attached PDF email from NVE. The sight visibility zones also affect where trees can be planted along the streets. An alternative landscape plan has been provided with the number of overall trees and canopy coverage exceeding the requirements of Title 30.

**Nice difference.\***

### **Waiver of Development Standards:**

We are also seeking the following Waivers of Development Standards.

- Waiver of Development Standards for an increase in parking over 15% of the required amount per section 30.04.04D. Chapter 30.04 indicates the minimum parking requirement as 1/500 sf, which would be 11 parking spaces. The maximum allowed per code is 15% of the minimum, which would be 13 spaces maximum. We are seeking to increase parking by 215% for a total of 28 parking spaces plus 2 ADA spaces.

**JUSTIFICATION:** We have 9 service bays and will have 10-11 employees working during our hours of operation, Monday – Friday, 7 am -6 pm. In total, an average store will see 18 to 22 cars in a day. Our businesses during peak demand days can see 30-plus cars per day. We are requesting additional parking as we have committed verbally to each franchise owner to provide a minimum of 30 parking spaces, as it enhances the guest experience by not having a full, over-parked lot. We are hoping this could be a well-received concept for Clark County as well, as it makes the business lot seem less congested and more orderly. Also, it is in the CBA business model that we will not build a store unless it has a minimum of 30 parking spaces. This change has been implemented over the last 5 years.

- Waiver of Development Standards from the Uniform Standard Drawing 222.1 – Commercial and Multi-Family Driveway Geometrics of the Clark County Development Code, which requires a minimum driveway departure length of 190 feet. We are requesting approval to reduce the required driveway departure length to 178.00 feet at the intersection of W. Silverado Ranch Boulevard and Ullom Drive for the proposed development identified as Parcel #177-19-406-004.

**JUSTIFICATION:** The existing site constraints such as utility easements and impractical driveway access along W. Silverado Ranch Boulevard, make it unfeasible to meet the standard driveway departure length requirement without significantly impacting the site layout, site access, safety, environmental conditions, and/or existing utility easements. Building placement is limited to the location shown due to the existing Nevada Power easement and building setbacks. The reduction in driveway departure length will still allow adequate space for vehicle parking and sight visibility, in addition to meeting other requirements of the Uniform Standard Drawing 222.1. The proposed design maintains safe vehicle maneuverability and does not create adverse impacts to traffic flow, pedestrian safety, or neighboring properties.

**Nice difference.**

### **Sustainability Points = 6 pts**

- Trees: Provide 10% more than required by Title **(1 pt)**
- Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. **(1 pt)**
- Building Entrances and ADA Ramps: Shade with awning or portico or other device. **(1/2 pt)**
- Shade Structures: Provide shade/awnings over 50% of south/west windows & doors **(1 pt)**. Add 1 pt for each additional 25% (typically 3-foot min overhang) **TOTAL = 3 pts**
- Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. **(1/2 pt)**

### **Christian Brothers Automotive Background Information:**

To give you a little background about us (Christian Brothers Automotive), we have over 320 locations in over 30 States. We have been in operation for over 43 years, since 1982, and have never closed a location.

Our shops are owner-operated, meaning that the franchisee will be in the shop on a day-to-day basis, ensuring quality service and maintenance of the facility. With the owners being local to the area served, community involvement is big for Christian Brothers. Franchisees are encouraged to take active roles in the community with sponsorships, donations, and actively giving back their time to the community.

### **CBA Hours of operation:**

Our hours of operation are 7:00 AM to 6:00 PM, Monday through Friday, and we are closed on the weekends. We typically have 10-11 employees, and the owner/franchisee.

### **CBA Scope: VEHICLE MAINTENANCE OR REPAIR**

When it comes to our service, our model is to provide customers with the dealership experience while having the convenience of being located within your community without added cost or wait time.

We are not a lube or quick service shop. The bulk of our work involves the general maintenance of vehicles. We handle most post-warranty work, including diagnostics, brakes, shocks, tune-ups, electrical systems, AC service, alignments, AND some oil changes.

We DO NOT perform any bodywork, painting, tire recapping, or other huge noise generators. We do NOT rebuild engines or transmissions in our shops, only repairs. We do, on occasion, pull an engine or transmission to swap it for a new one. We replace them by sending them out as sublet work to a local company, and it is usually completed within a day. This happens to be a rather small part of our business, about less than 2%, but it is something that is included in our services. We do not store any tires, equipment, or materials outdoors. All work is performed within the enclosed building.

**Nice difference.®**

**Vehicle storage:**

We typically complete work on the same day. However, if a vehicle has to stay overnight for some reason, such as the owner can't make it back in time to retrieve the vehicle before closing, we utilize our bays to store the vehicle. Overnight outside parking is typically limited to owners' early drop-off, late pick-up, or other scheduling issues.

We offer a shuttle service to each customer. They can drop off their vehicle for service, and we can drop them off at home, work, or wherever they need to be, and then pick them up when the service is complete.

**Shop cleanliness:**

Shops utilize a Zamboni-style floor cleaner to keep the shop clean and avoid run-off of any materials. Automotive fluids are stored in double-walled containers and recycled to avoid contaminant release. Each shop also utilizes an oil-water separator as a fail-safe for any materials that may get into the floor drains.

**Neighborhood benefit**

The proposed development will provide additional automotive repair services to the citizens of Las Vegas, NV, and the greater Clark County area. The proposed CBA development will also provide desirable employment and enlarge the tax base by encouraging economic development activities. Our average ticket is mid-\$600s based on 2023 numbers. In the same year, the average location generated \$2.9MM in revenue.

We pride ourselves on customer service, and Christian Brothers Automotive was ranked #1 in Customer Satisfaction Among Aftermarket Maintenance and Repair Providers by J.D. Power for the 6th time. **I have attached the article for reference.**

Should you have any questions or require any additional information, please feel free to contact me. Thanks so much!

**Nice difference.™**

## **Aftermarket Service Providers Make Strides in Satisfaction but Still Face Technology and Communication Gaps, J.D. Power Finds**

### Christian Brothers Automotive, Express Oil Change and Tire Engineers, and Midas Rank Highest in Respective Segments

**TROY, Mich.: 29 April 2025** — Satisfaction continues to improve across all three segments examined in the J.D. Power 2025 U.S. Aftermarket Service Index (ASI) Study,<sup>SM</sup> released today. Tire replacement sees the greatest improvement (+19 points on a 1,000-point scale), followed by quick oil change (+17) and full-service maintenance and repair (+15). Improved service completion time and greater perceived fairness of charges are key factors driving the boosts in satisfaction.

"The aftermarket service industry is gradually returning to normal following major disruptions caused by the pandemic, including limited technician availability," said **Leonard Martin, director of automotive retail at J.D. Power**. "However, there is still room for improvement, especially in areas like facility cleanliness; post-service follow-up to ensure work was performed satisfactorily; and promptly attending to customers upon arrival. Across all three segments in the study, completion rates for these three key performance indicators remain below 50%. By improving these rates, aftermarket service providers have a strong opportunity to buoy customer satisfaction."

Following are some key findings of the 2025 study:

- **Aftermarket service providers lag when it comes to use of technology:** Compared with aftermarket providers, franchised dealerships continue to garner higher levels of customer trust for the use of technology to make service more efficient—and the gap has become more pronounced during the past year. Scores from dealership customers in this area average 6.16<sup>1</sup> (on a 7-point scale), compared with scores from tire replacement customers (5.98); full-service maintenance and repair customers (5.97); and quick oil change customers (5.92). Similarly, aftermarket providers also trail dealerships in customer trust when it comes to performing complex vehicle repairs.
- **Customers prefer text message updates—but are more likely to receive phone calls:** More than half (56%) of tire replacement customers and quick oil change customers cite text messages as their preferred method of work update communication, but some say they received phone calls instead. When customers who indicate a preference for text messaging receive texts, their overall satisfaction score is 854 and satisfaction with their advisor is 861. These scores are, respectively, 34 and 31 points above the study averages in these areas.
- **Photo and video multi-point inspection (MPI) results being used more frequently:** In all three segments, most customers receive an MPI along with their vehicle service, but aftermarket providers are less likely to provide an accompanying picture or video. Service providers who do provide this digital documentation have a much easier time getting customers to accept additional work recommendations. For instance, among full-service maintenance and repair customers who

<sup>1</sup> J.D. Power 2025 U.S. Customer Service Index (CSI) Study<sup>SM</sup>

receive an MPI with photo/video, 41% have the recommended work done. Without photo/video, only 17% of customers who receive an MPI choose to have additional work done.

- **Less common amenities have greatest effect on satisfaction:** Across all three segments, charging stations for computers/phones and complimentary snacks/beverages are the most appreciated service facility amenities, yet they are among the least frequently offered. Providing charging stations has the greatest effect on service facility satisfaction among quick oil change customers (+101 points), while offering complimentary snacks/beverages is most influential on satisfaction among tire replacement customers (+103 points).

## Study Rankings

**Christian Brothers Automotive** ranks highest in the full-service maintenance and repair segment for a sixth consecutive year, with a score of 855. **Meineke Car Care Centers** (843) ranks second and **Goodyear Auto Service** (828) ranks third.

**Express Oil Change and Tire Engineers** ranks highest in the quick oil change segment for a third consecutive year, with a score of 845. **Take 5** (826) ranks second and **Jiffy Lube** (819) ranks third.

**Midas** ranks highest in the tire replacement segment with a score of 863. **Jiffy Lube** (857) ranks second and **Meineke Car Care Centers** (856) ranks third.

The U.S. Aftermarket Service Index (ASI) Study, now in its sixth year, measures customer satisfaction with aftermarket service facilities, providing a numerical index ranking of the highest-performing facilities in the U.S. aftermarket. Performance in three segments—full-service maintenance and repair; quick oil change; and tire replacement—is based on the combined scores for seven factors that comprise the vehicle owner service experience. These factors are (in alphabetical order): ease of scheduling/getting vehicle in for service; fairness of charges; service advisor courtesy; service advisor performance; service facility; time to complete service; and quality of work.

The 2025 study is based on responses from 10,348 vehicle owners. Survey data collection was conducted online from February through April 2025. Survey respondents were initially selected from online consumer panels. Beginning in 2025, respondents who indicated in the J.D. Power 2025 U.S. Customer Service Index (CSI) Study<sup>SM</sup> that they had taken their vehicle to an aftermarket provider were asked ASI questions within that survey experience. The data they provided is included in this year's ASI study.

For more information about the U.S. Aftermarket Service Index (ASI) Study, visit <https://www.jdpower.com/business/automotive/us-aftermarket-service-index-asi-study>.

See the online press release at <http://www.jdpower.com/pr-id/2025037>.

## About J.D. Power

J.D. Power is a global leader in automotive data and analytics, and provides industry intelligence, consumer insights and advisory solutions to the automotive industry and selected non-automotive industries. J.D. Power leverages its extensive proprietary datasets and software capabilities combined with advanced analytics and artificial intelligence tools to help its clients optimize business performance.

J.D. Power was founded in 1968 and has offices in North America, Europe and Asia Pacific. To learn more about the company's business offerings, visit [JDPower.com/business](https://JDPower.com/business). The J.D. Power auto-shopping tool can be found at [JDPower.com](https://JDPower.com).

**Media Relations Contacts**

Geno Effler, J.D. Power; West Coast; 714-621-6224; [media.relations@jdpa.com](mailto:media.relations@jdpa.com)

Shane Smith; East Coast; 424-903-3665; [ssmith@pacificcommunicationsgroup.com](mailto:ssmith@pacificcommunicationsgroup.com)

**About J.D. Power and Advertising/Promotional Rules:** <https://www.jdpower.com/business/about-us/press-release-info>

# # #

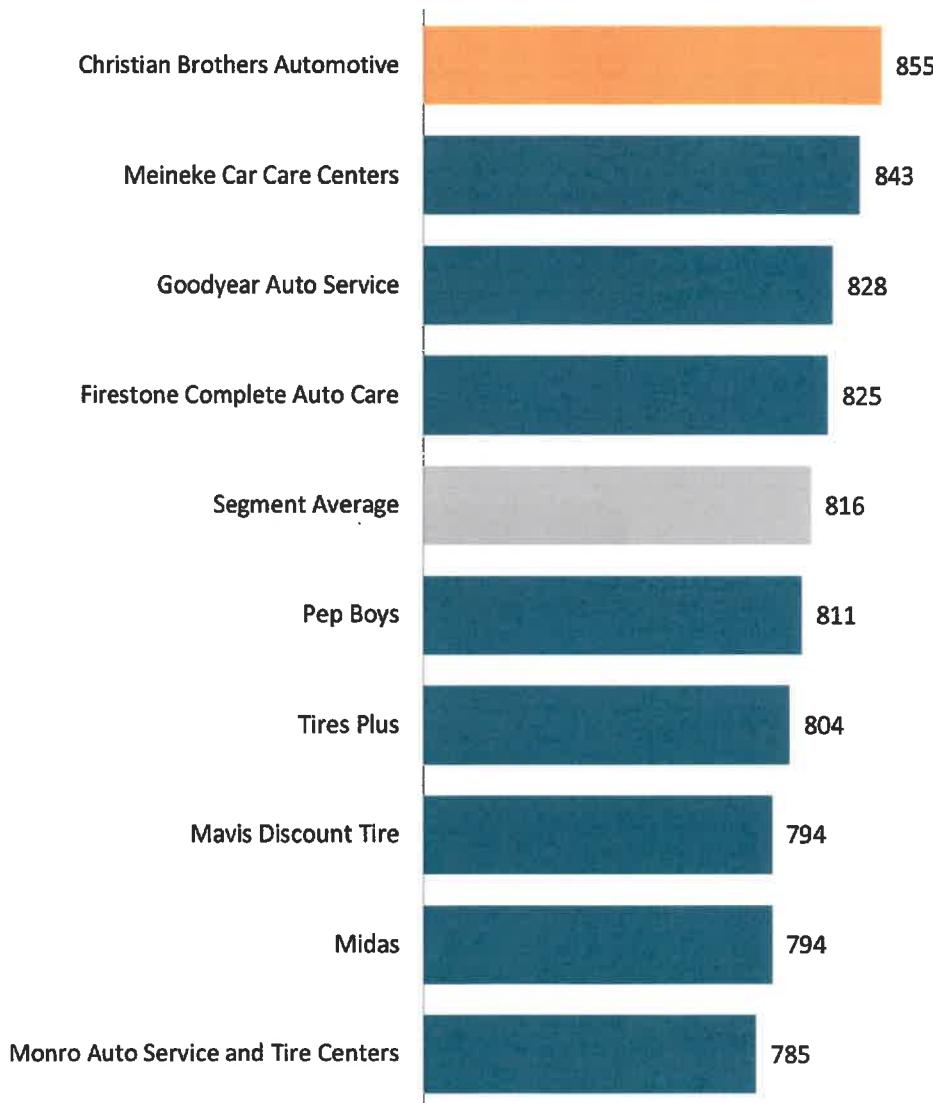
NOTE: Three charts follow.

**J.D. Power**  
**2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>**

**Overall Customer Satisfaction Index Ranking**

*(Based on a 1,000-point scale)*

**Full-Service Maintenance and Repair**



*Source: J.D. Power 2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>*

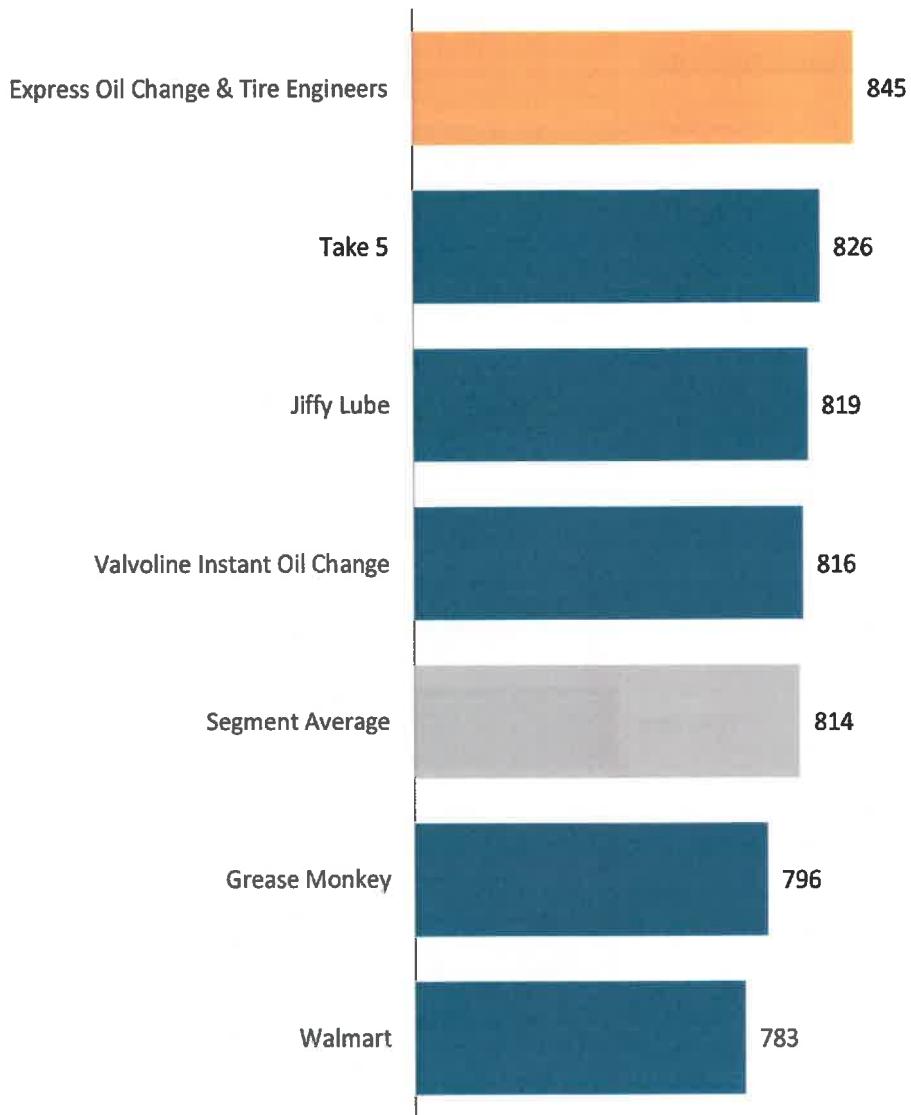
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**J.D. Power**  
**2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>**

**Overall Customer Satisfaction Index Ranking**

*(Based on a 1,000-point scale)*

**Quick Oil Change**



*Source: J.D. Power 2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>*

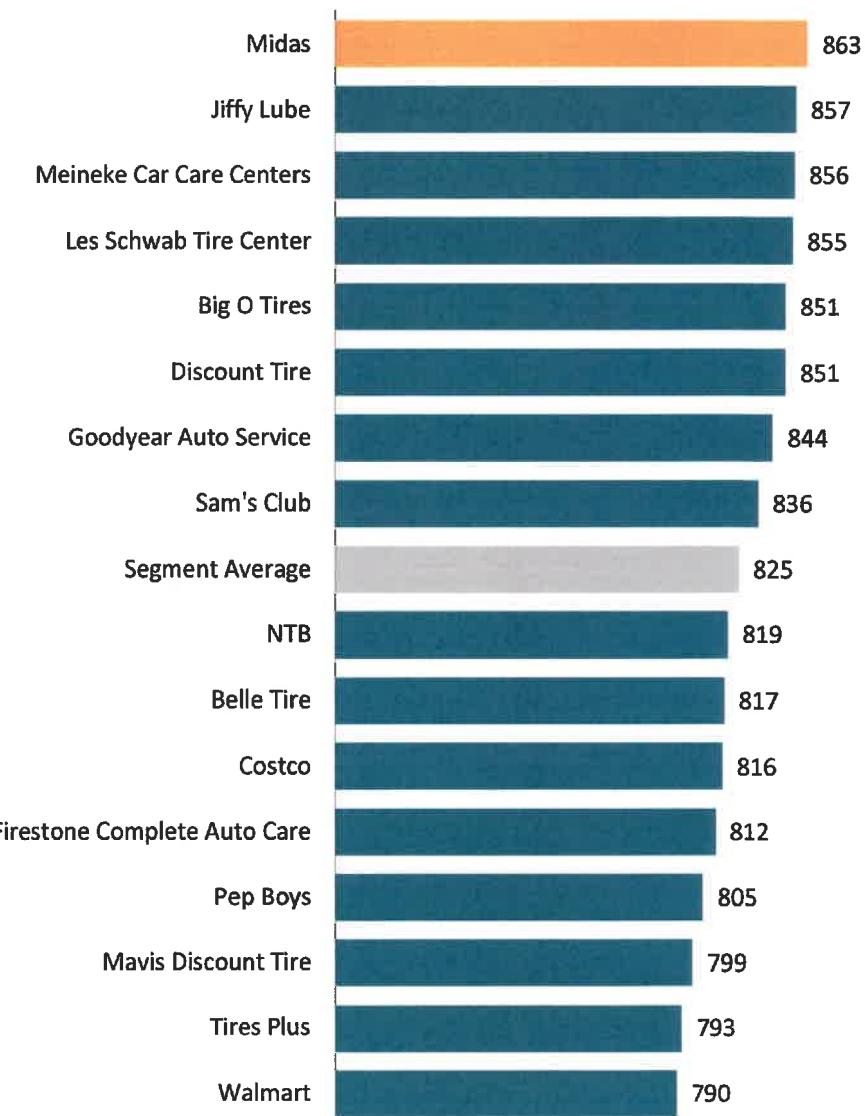
*Charts and graphs extracted from this press release for use by the media must be accompanied by a statement identifying J.D. Power as the publisher and the study from which it originated as the source. Rankings are based on numerical scores, and not necessarily on statistical significance. No advertising or other promotional use can be made of the information in this release or J.D. Power survey results without the express prior written consent of J.D. Power.*

**J.D. Power**  
**2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>**

**Overall Customer Satisfaction Index Ranking**

*(Based on a 1,000-point scale)*

**Tire Replacement**



*Source: J.D. Power 2025 U.S. Aftermarket Service Index (ASI) Satisfaction Study<sup>SM</sup>*

*Charts and graphs extracted from this press release for use by the media must be accompanied by a statement identifying J.D. Power as the publisher and the study from which it originated as the source. Rankings are based on numerical scores, and not necessarily on statistical significance. No advertising or other promotional use can be made of the information in this release or J.D. Power survey results without the express prior written consent of J.D. Power.*