



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

June 11, 2025

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for May 28, 2025. (For possible action)
- IV. Approval of the Agenda for June 11, 2025 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)

2. Walk and Talk with Commissioner Naft

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.

Tuesday, June 24, 8:30 a.m.

Wednesday, July 30, 9:00 a.m.

VI. Planning and Zoning

1. **SC-25-0370-JEN HOLDCO 23, LLC:**
STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/kh (For possible action) **07/01/25 PC**
2. **UC-25-0387-GSS BLUE DIAMOND, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action) **07/01/25 PC**
3. **VS-25-0349-TFC MOUNTAINS EDGE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action) **07/01/25 PC**
4. **PA-25-700025-CHAI SS24, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action) **07/01/25 PC**

5. **ZC-25-0366-CHAI SS24, LLC:**
ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **07/01/25 PC**
6. **VS-25-0367-CHAI SS24, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **07/01/25 PC**
7. **WS-25-0368-CHAI SS24, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; 3) reduce the street intersection off-set. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**
8. **TM-25-500088-CHAI SS24, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**
9. **PA-25-700026-KENDALL MITCHELL & IRMA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action) **07/01/25 PC**
10. **ZC-25-0388-KENDALL MITCHELL & IRMA:**
ZONE CHANGES for the following: 1) to reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action) **07/01/25 PC**
11. **WS-25-0389-KENDALL MITCHELL & IRMA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action) **07/01/25 PC**

12. **ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.
DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in an C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/nai/kh (For possible action) **07/02/25 BCC**
13. **VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment), and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action) **07/02/25 BCC**
14. **UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action) **07/02/25 BCC**
15. **ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/02/25 BCC**
16. **VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action) **07/02/25 BCC**
17. **WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.
DESIGN REVIEW for a single-family detached residential subdivision on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action) **07/02/25 BCC**
18. **TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action) **07/02/25 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: June 25, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



Enterprise Town Advisory Board

May 28, 2025

MINUTES

Board Members

David Chestnut, Chair **PRESENT**
Kaushal Shah **PRESENT**
Andy Toulouse **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**
Chris Caluya **EXCUSED**

Secretary:

Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

Current Planning:

Anthony Manor manora@clarkcountynv.com **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **EXCUSED**

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

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

Matt Young, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for May 14, 2025 (For possible action)

Motion by David Chestnut

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

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

IV. Approval of Agenda for May 28, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
3. UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
4. VS-25-0330-WNDG, LLC:
5. UC-25-0329-WNDG, LLC:
6. ZC-25-0325-CHETAK DEVELOPMENT:
7. VS-25-0326-CHETAK DEVELOPMENT:
8. WS-25-0327-CHETAK DEVELOPMENT:
9. TM-25-500082-CHETAK DEVELOPMENT:

V. Informational Items

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

2. **Walk and Talk with Commissioner Naft**

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.

Thursday, May 29, 9:00 a.m.

Tuesday, June 24, 8:30 a.m.

Wednesday, July 30, 9:00 a.m.

VI. Planning & Zoning

1. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**

AMENDED VARIANCE to reduce the rear and side setbacks (previously not notified) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai/ (For possible action) **06/03/25 PC**

Motion by David Chestnut

Action: **APPROVE:**

Per staff if approved conditions

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

2. **VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

3. **UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**
USE PERMIT for a proposed mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify buffering and screening; 3) eliminate street landscaping; 4) increase fill height; 5) increase retaining wall; 6) reduced driveway throat depth; and 7) allow attached sidewalks.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE:** Use Permit;

APPROVE: Waivers of Development Standards #s 1, 2a, 4 and 5;

DENY: Waivers of Development Standards #s 2b, 2c, 2d, 3, 6, and 7;

DENY: Design Review

Per staff if approved conditions

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

4. **VS-25-0330-WNDG, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action) **06/18/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **UC-25-0329-WNDG, LLC:**
USE PERMITS for the following: 1) mini-warehouse facility; and 2) outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify buffering and screening along a freeway; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action) **06/18/25 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permits;

APPROVE: Waivers of Development Standards #s 1 and 2;

DENY: Waivers of Development Standard #3;

APPROVE: Design review

Per staff if approved conditions

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

6. **ZC-25-0325-CHETAK DEVELOPMENT:**
ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

7. **VS-25-0326-CHETAK DEVELOPMENT:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment) and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action) **06/18/25 BCC**

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

8. **WS-25-0327-CHETAK DEVELOPMENT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase maximum parking; **2)** increase retaining wall height; **3)** modify residential adjacency standards; and **4)** reduce the driveway approach distance.
DESIGN REVIEW for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
APPROVE: Waivers of Development Standards #s 1 and 4;
DENY: Waivers of Development Standard #s 2 and 3;
DENY: Design review
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

9. **TM-25-500082-CHETAK DEVELOPMENT:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff 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.

- A citizen representing the Stop the Traffic Foundation briefed the foundation purpose:
 1. Increase awareness of child trafficking.
 2. To work with local authorities and groups to reduce child trafficking in Las Vegas.
 3. Noted Las Vegas has one of the highest child trafficking rates in the nation.

IX. Next Meeting Date

The next regular meeting will be June 11, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:04 p.m.

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-25-0370-JEN HOLDCO 23, LLC:**STREET NAME CHANGE** to name an unnamed road to Highlands Ridge Trail.

Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise.
JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

191-07-211-001; 192-01-301-001; 192-01-601-001; 192-12-000-001

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A

Applicant's Justification

The applicant is requesting to name an unnamed road situated within a BLM land grant to "Highlands Ridge Trail". There are no existing homes, businesses, or habitable structures along the road that would be impacted by this request. This request is to create a street name that will provide access to a proposed subdivision.

Prior Land Use Requests for APN 192-01-601-001

Application Number	Request	Action	Date
ET-400488-00 (UC-1934-99)	First extension of time for Gravel pit/extraction facility	Approved by PC	December 2000
UC-1934-99	Gravel pit/extraction facility	Approved by PC	December 1999
WC-400371-99 (ZC-1117-99)	A waiver of conditions to 1) remove utility easement requirements, 2) remove 30 foot dedication for Dobbie Avenue, and 3) remove portions of knuckles at Lindell Road	Approved by BCC	October 1999
ZC-1117-99	A zone change from R-E and R-2 to P-F and a use permit for a detention basin facility	Approved by BCC	August 1999

Prior Land Use Requests for APN 192-01-301-001 & 192-12-000-001

Application Number	Request	Action	Date
UC-0386-99	Use permit for a transmission line	Approved by PC	April 1999

Prior Land Use Requests for APN 191-07-211-001

Application Number	Request	Action	Date
ET-24-400002 (ZC-1536-05)	First extension of time for a zone change from R-E to an R-2 & P-C (Planned Community Overlay), a use permit for modified residential development standards, and a variance for setbacks	Approved by BCC	February 2024
ET-24-400003 (ZC-0750-06)	First extension of time for a zone change from C-2 and H-1 to an R-2 & P-C (Planned Community Overlay); a use permit for modified residential development standards and allow a public facility (water pumping station and reservoir) in a residential district; a variance increase block wall heights and eliminate the landscaping requirement for a public facility; waiver of development standard to allow early rough grading and establish modified improvement standards	Approved by BCC	February 2024
TM-23-500164	Tentative map of 190 single-family detached residential lots and 2 common lots	Approved by BCC	January 2024
UC-23-0771	Use permit for modified wall height standards and modified front setback standards; waiver of development standard for modified street improvement standards; design review for detached single-family residential development, allow hammerhead cul-de-sacs, and finished grade	Approved by BCC	January 2024
ET-19-400156 (TM-13-500030)	First extension of time for a tentative map of 207 single-family residential lots and common element lots	Approved by BCC	January 2020
TM-15-500181	Tentative map of 207 single-family residential lots and common element lots	Approved by BCC	May 2013
UC-18-0773	Use permit for modified wall height standards, waivers of development standard to allow modified street improvement standards, allow modified driveway design standards, and allow non-standard improvements within the private right-of-way, and design review for a single-family residential development	Approved by BCC	December 2018

Prior Land Use Requests for APN 191-07-211-001

Application Number	Request	Action	Date
UC-08-0274	Use permit for modified development standards on approximately 700 acres in the Southern Highlands Master Planned Community	Approved by PC	May 2008

*Additional land use applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2, PF, RS3.3, & R2	Single-family residential development
South & West	Open Lands	RS20	Undeveloped
East	Mid- Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands, Public use	PF, RS3.3, R-E, R-2, & C-2	Single-family residential development & 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**Building Department- Addressing**

This street name change application is to name a BLM right-of-way easement south of Starr Hills Avenue. The easement was not previously named with Clark County but is known as West Ridge Access Road and is proposed to be officially named Highlands Ridge Trail. This BLM right-of-way easement is to provide access to the subdivision approved under TM 23-500164. The street name Highlands Ridge Trail has been approved by the Combined Fire Communication Center and meets the street naming requirements per the Las Vegas Valley Street Naming and Address Assignment Policy. Naming this BLM right-of-way easement will have a positive impact for the development and assist the general public, USPS and emergency services with their navigation in locating the new subdivision. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Building Department - Addressing

- Subject to Highlands Ridge Trail.

Clark County Water Reclamation District (CCWRB)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 192-01-601-001, 192-01-301-001, 192-12-000-001

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands - West Ridge - Sewer and Access Road

DETAILED SUMMARY PROJECT DESCRIPTION

Street Name Change application to request to change the name of a public road situated within a BLM grant from "West Ridge Access Road" to "Highlands Ridge"

PROPERTY OWNER INFORMATION

NAME: USA
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 7028214603 CELL: _____ EMAIL: jeanette.jeffery@lennar.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-284-5300 CELL: _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(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)*

Robert Johnson, Authorized Agent
Property Owner (Print)

3/24/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input checked="" type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) SC-25-0370
PC MEETING DATE 7/1/2025
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

DATE 6/11/2025

ACCEPTED BY NAI
DATE 5/6/2025
Fee \$400.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-07-211-00

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands - West Ridge - Sewer and Access Road

DETAILED SUMMARY PROJECT DESCRIPTION

Street Name Change application to request to change the name of a public road situated within a BLM grant from "West Ridge Access Road" to "Highlands Ridge"

PROPERTY OWNER INFORMATION

NAME: J E N HOLDCO 23 L L C

ADDRESS: 680 Fifth Avenue, 25th Floor

CITY: New York

STATE: NY

ZIP CODE: 10019

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 6385 S. Rainbow Blvd., Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 7028214603

CELL _____

EMAIL: jeanette.jeffery@lsnarr.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvprac@westwoodps.com

*Correspondent will receive all project communication

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



Property Owner (Signature)*

Ethan Leibowitz

Property Owner (Print)

January 10, 2025

Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

SCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

LEN2401.000

January 9, 2025

Clark County Public Works
Development Services Department
500 S Grand Central Pkwy
Las Vegas, NV 89155

**Subject: West Ridge – Sewer and Access Road – Street Name Change
Southern Highlands**

On behalf of our client, Lennar, we respectfully request your review of the attached Street Name Change application. This request is to change the name of a public road situated within a BLM land grant from "West Ridge Access Road" to "Highlands Ridge".

Affected APNs, owned by BLM:

192-01-601-001,
192-01-301-001,
192-12-000-001

Affected APN, owned by JEN Holdco 23 LLC (an associated company to Lennar):

191-07-211-001

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Jon Cole
Project Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0387-GSS BLUE DIAMOND, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone.

Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-501-013 ptn

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9090 South Grand Canyon Drive
- Site Acreage: 3.87 (portion)
- Project Type: Proposed communication tower
- Height (feet): 80

Site Plan

The plan depicts a proposed multi-carrier 80 foot high communication tower, and associated ground equipment, within a 352 square foot compound located on the southeast corner of the subject parcel. The proposed tower compound will be integrated within the existing mini-warehouse establishment located on the north side of Blue Diamond Road, and the east side of Grand Canyon Drive. The proposed communication tower will only be accessible via a private access gate from the interior of the mini-warehouse facility. The site is an existing mini-warehouse, and the existing walls function as the north boundary of the communication tower compound. The east, west and south boundaries of the compound will be screened by a 6 foot block wall that will match the existing mini-warehouse wall.

The tower is set back (from the leading edge of the arrays) approximately 240 feet from the nearest residential development to the northeast, 31 feet from east property line, 31 feet from south property line along Blue Diamond Road, where 40 feet is required per Section 30.03.08, and 286 feet from west property line along Grand Canyon Drive. The nearest existing communication tower is over 3,800 feet to the east of this site. The tower and compound do not

reduce the number of existing parking spaces. A 6 foot wall is located along the east side of the mini-warehouse property with an existing intense landscape buffer. The southern wall of mini-storage building B is located 10 feet 7 inches north of the proposed tower structure and 3 feet north of the existing mini-warehouse facility screen wall.

Landscaping

A 6 foot wall is located along the east side of the mini-warehouse property with an existing intense landscape buffer. The plan depicts 1 tree removed to make space for the tower compound, and 3 new Palo Verde trees, and 6 Green Cloud Sage shrubs being planted on the west, east, and south sides of the new 6 foot block wall surrounding the communication tower.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be located inside 2 existing storage units at the south end of Building B in the mini-warehouse facility. Mechanical equipment will be screened from street view inside the existing storage units. The tower compound will be accessed by a 3 foot wide pedestrian gate proposed between the tower facility and the internal access road. The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower is not depicted as having a stealth design.

Floor Plans

Building B is an existing single story, 14,330 square foot storage building located along the east property line, with the southern 2 storage units proposed for leased space for the communication tower utility facilities. Each storage unit is 10 feet by 30 feet in size and will be used for typical utility services for the communication tower.

Applicant's Justification

The applicant states the proposed communication tower is located within the grounds of an existing mini-warehouse facility in a commercial zone. The applicant states the proposed tower will utilize the existing mini storage building to house carrier equipment, radio, and power equipment. Additionally, the tower is necessary to improve coverage and expand telecommunications network capacity for the provider to meet customer demand. It will provide residents, visitors and businesses with reliable, high-quality wireless service. This location is needed in this area and will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0466	Vacation of easements	Approved by PC	August 2019
WC-18-400149 (ZC-0214-17)	A waiver of conditions of a zone change requiring per revised plans is a companion item on this agenda	Approved by BCC	August 2018
ZC-0214-17	Reclassified 4.3 acres to C-2 Zone with a waiver of development standards to reduce driveway separation and a design review for a mini-warehouse	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential development
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Corridor Mixed-Use	RS10 & H-2	Single-family residential development & 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

Use Permit

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

The proposed communication tower is not adjacent to any developed residential use, with the closest residential development being 240 feet to the northeast. The tower is proposed to be 80 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment will be located within the existing storage units. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed expansion will enhance service coverage and reliability for users in Clark County.

The proposed tower will reduce the front setback for a communication tower to 31 feet where 40 feet is required per Section 30.03.08 (a 23% reduction). The proposed setback of 31 feet will allow for required landscaping and adequate space for pedestrian access along Blue Diamond Road. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. For these reasons, staff can 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 other architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

While staff typically is able to support stealth designs for communication towers, this site is located adjacent to Blue Diamond Road and exposed more than most interior communication towers that are surrounded by residential or commercial uses with corresponding stealth designs. The proposed tower is adjacent to Blue Diamond Road and the tower is a single entity structure that isn't much higher than existing power poles on the south side of Blue Diamond Road. Staff can support the design review.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND COMMUNICATIONS

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

DRAFT



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-19-501-013

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond/Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for cell tower

PROPERTY OWNER INFORMATION

NAME: GSS Blue Diamond, LLC

ADDRESS: 3773 Howard Hughes Parkway, Suite 500S

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Diamond Towers V, LLC

ADDRESS: 120 Mountain Avenue

CITY: Springfield

STATE: NJ

ZIP CODE: 07081

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: lkaempfer@kcnvlaw.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

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☐ ADR

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☐ AG

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☐ PUJ

☐ SDR

☐ TM

☐ WC

☐ OTHER

APPLICATION #(s) UC/WS/DR-25-0387

PC MEETING DATE 7-1-2025

BCC MEETING DATE _____

TAU/CAUTION Enterprise

DATE 6-11-2027

3-6-2025

APR-25-100284

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

KATMPFER

CROWELL

ELISABETH E. OLSON
eeolson@kcrlaw.com
D: 702.792.7039

April 17, 2025

VIA HAND DELIVERY

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

**RE: Justification Letter
Diamond Communications
APN: 176-19-501-013**

To Whom It May Concern:

This firm represents Diamond Communications (the "Applicant") in the above-referenced matter. The Applicant is requesting a special use permit, design review, and waiver for a communication cell tower on property at the northeast corner of Grand Canyon Drive and Blue Diamond Road (the "Site"). The Site is more particularly described as Assessor's Parcel Number 176-19-501-013. The Site is currently zoned Commercial General (CG).

The Site is currently developed as a mini-storage facility on 3.87 acres. The Applicant is requesting to place a communication cell tower on a small portion of the southeast corner of the Site, along Blue Diamond Road. The proposed tower will be a maximum height of 80-feet and painted grey to match the colors of existing development in the area.

Communication cell towers are permitted in CG zoned districts upon the approval of a special use permit. The proposed cell tower meets the following requirements, pursuant to Section 30.03.08.B.2:

- a. The cell tower will not exceed a maximum height of 80-feet.
- b. The ground-level equipment will be fully screened with a CMU block wall and new landscaping surrounding the wall.
- c. The cell tower will be painted with a color, which generally matches the surroundings (grey).
- d. As noted above, the cell tower will not exceed 80-feet in height.
- e. The tower is setback anywhere from 243-feet to 286-feet from the adjacent residential, which is more than required.
- f. The tower is not within 600-feet from another communication tower.

The Applicant is requesting one waiver to reduce the required 40-foot setback from the future right-of-way line of Blue Diamond to 31-feet, 1-inche (see sheet C-2 on plans). This is a minimal reduction request and will not negatively affect the area. The distance to the current right-

UC/WS/DR-25-0387

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www.kcrlaw.com

Page 2 of 3

PLANNER
COPY

of-way line is 75-feet, 3-inches. As noted above, the tower will be completely screened for visual and safety purposes. The Applicant is also adding landscaping around the screen wall to further compensate for this request. The proposed design of the tower is as shown on the plans. This type of tower can be found all over the valley and is therefore appropriate here, along the Blue Diamond right-of-way.

The storage units will be shelters for the carrier equipment housing their base station, radios, and power equipment. To deliver power to the tower, the Applicant is estimating to be trenching power from the front of the building back to a multimeter ped on the outside of the storage unit. It will not be visible. The pedestrian and equipment access shown on the plans is 3-feet and sufficient for access when needed. There is no equipment by the tower and all equipment will be placed in the storage units, so the opening only needs to provide worker access to the tower.

As you travel farther west down Blue Diamond, cell service fluctuates. Development in the southwest continues to grow at a rapid pace. Additional communication towers are needed to provide service to existing and new residents and businesses in the immediate area. For the reasons stated above, the proposed location will not negatively impact the residents in the area and is therefore appropriate.

Thank you in advance for your time and consideration. Please do not hesitate to contact us with any additional questions or concerns.

Sincerely,

KAEMPFFER CROWELL



Elisabeth E. Olson

EEO/jcm

UC/WS/DR - 25 - 0387
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0349-TFC MOUNTAINS EDGE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-27-701-007

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The purpose of this request is to vacate and abandon a portion of right-of-way being Mountains Edge Parkway. The reason for this is to allow for the installation of detached sidewalks. The applicant states that this will not have a negative effect on the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500036	1 lot commercial subdivision	Approved by BCC	April 2025
WS-25-0152	Waivers of development standards to allow an attached sidewalk, and reduce driveway departure distance; design reviews for a retail building, gas station, daycare facility, and alternative landscape	Approved by BCC	April 2025
VS-25-0151	Vacated easements and right-of-way	Approved by BCC	April 2025
ZC-0541-09	Reclassified the site from R-E to C-1 zoning for future commercial development	Approved by BCC	October 2009

*Additional applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP	Convenience store with gas station, offices, & undeveloped land
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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 right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TFC MOUNTAINS EDGE, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-27-701-007

PROPERTY ADDRESS/ CROSS STREETS: Rainbow/Mountains Edge

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of right-of-way.

PROPERTY OWNER INFORMATION

NAME: TFC Mountains Edge LLC

ADDRESS: 6770 South 900 East, Suite 300

CITY: Midvale

STATE: UT

ZIP CODE: 84047

TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

APPLICANT INFORMATION

NAME: TFC Mountains Edge LLC

ADDRESS: 6770 South 900 East, Suite 300

CITY: Midvale

STATE: UT

ZIP CODE: 84047

REF CONTACT ID #

TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Elliott Smith, Manager
Property Owner (Print)

1/29/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> E1	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> LIC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (S)

VS-25-0349

PC MEETING DATE

7/1/25

BCC MEETING DATE

TAB/CAC LOCATION

Enterprise

DATE

6/11/25

ACCEPTED BY

MY

DATE

4/28/25

FEE

\$6,000

VS-25-0349

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Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

April 10, 2025

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Re: Rainbow Mt Edge Commercial - APN 176-27-701-007

To Whom It May Concern,

Please let this letter serve as a justification for the request to Vacate and Abandon 5 ft of right-of-way along Mountains Edge for detached sidewalks as granted per Book 20040324, Instrument No. 00893. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

DS/jh

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VS-25-0349

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700025-CHAI SS24, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-801-010

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 21 lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The applicant is also requesting a zone change on these parcels from RS20 to RS2. This zone change requires a Master Plan Amendment to the Compact Neighborhood (CN) land use category. According to the applicant, the shift to CN reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN to the north, south, east, and west. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0366	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single family residential subdivision is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood (CN) land use designation include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The immediate neighborhoods located west of Hauck Street (alignment) heading farther west to Jones Boulevard are either planned for Mid-Intensity Suburban Neighborhood or Low-Intensity

Suburban Neighborhood in the Enterprise Land Use Plan. Approval of this amendment allows for a diverse range of land uses, including single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Staff believes the request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. Furthermore, if 2 lots were removed from this request the applicant could apply for a conforming zone change to RS3.3 and not have to redesignate the existing Master Plan from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Therefore, staff finds the request for the Compact Neighborhood (CN) land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

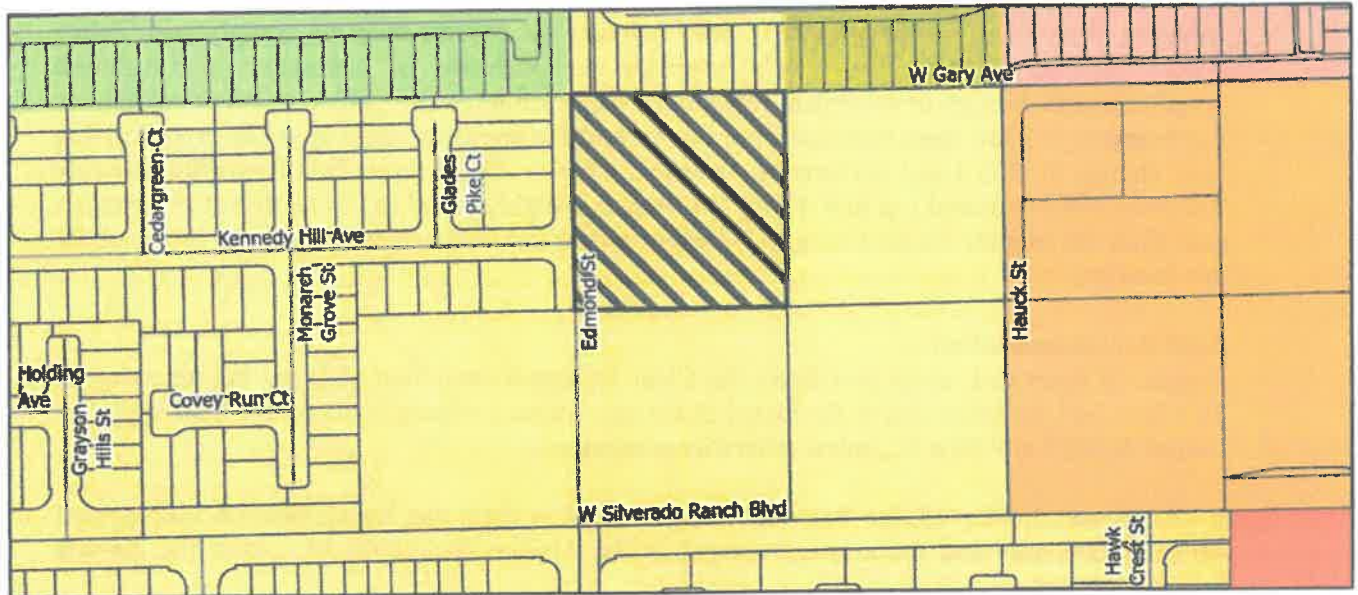
PROTEST:

APPLICANT: CIMARRON SPRING DEUX, LLC

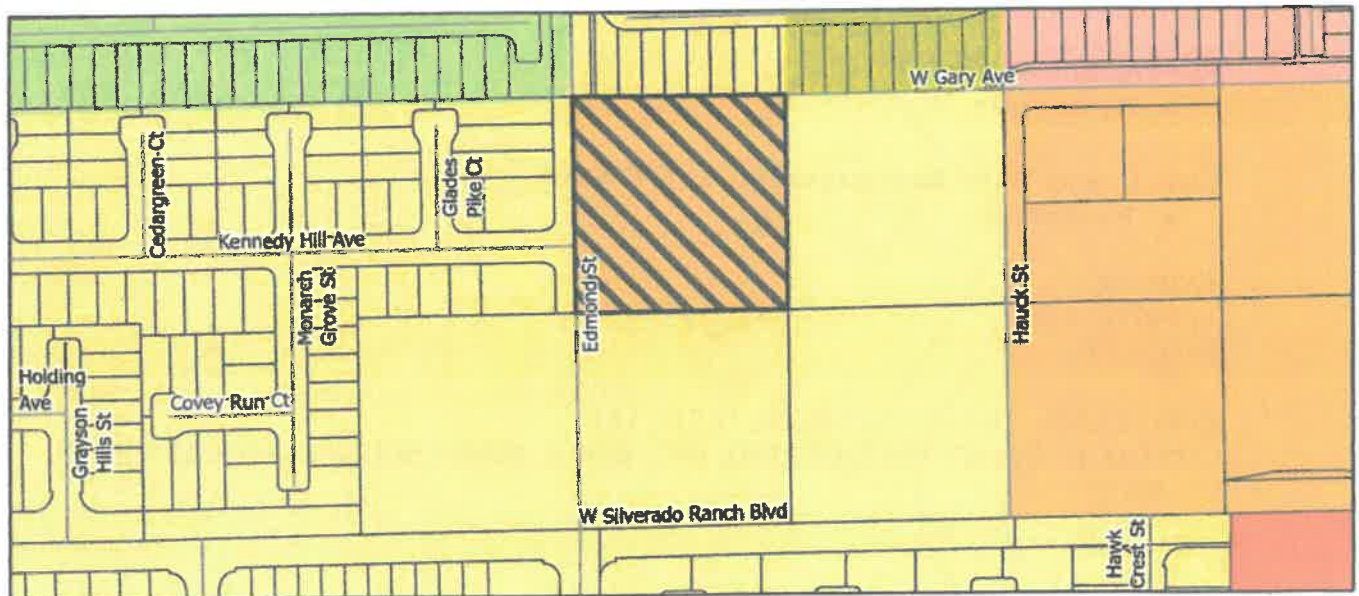
CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147

Planned Land Use Amendment PA-25-700025

DRAFT



Current



Requested

Nighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

**Enterprise
Clark County, Nevada**

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





Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Imani Colin Holdings LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☒ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) PA-25-700025

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPRISE

DATE 6-11-25

ACCEPTED BY RR

DATE 5-5-25

FEES \$3200.00

PLANNER COPY 02/05/2024



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Moradi Hakimian Holdings LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-25-700025

ACCEPTED BY RL

PC MEETING DATE 7-1-25

DATE 5-5-25

BCC MEETING DATE 8-6-25

FEES \$3200.00

TAB/CAC LOCATION ENTERPRISE

DATE 6-11-25

PLANNER COPY

02/05/2024



TANEY ENGINEERING

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

February 27, 2025

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

Re: Edmond & Gary
APR-24-101276
APN: 176-24-801-010
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification for a Master Plan Amendment for a proposed Single- Family Subdivision.

Project Information

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). A separate Plan Amendment is requested in support of CN (Compact Neighborhood).

Master Plan Amendment

This request is to amend the land use of the subject parcel to CN (Compact Neighborhood) from MN (Mid-intensity Suburban Neighborhood). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

The shift to CN (Compact Neighborhood) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north, south, east and west. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

The Master Plan Amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of industrial uses. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.



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

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0366-CHAI SS24, LLC:

ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-801-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS2 (Residential Single-Family 2) Zone. The subject site is proposed for a 21 lot single-family residential subdivision with a density of 8.46 dwelling units per acre. According to the applicant, although the subject parcel is adjacent to RS20 zoning, the Master Plan for the area is Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The presence of this potential RS3.3 zoning underscores the appropriateness of this requested zoning change for RS2.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700025	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single family residential subdivision is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS2 zoning, since staff does not support the change in land use category to Compact Neighborhood (CN). Approval of this project will allow more dense zoning with smaller lot sizes to intrude into an existing suburban residential area which predominately have lots that exceed 3,300 square feet. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. Furthermore, if 2 lots were removed from this request the applicant could apply for a conforming zone change to RS3.3 and not have to redesignate the existing Master Plan from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). For these reasons, staff finds the request for the RS2 zoning district not appropriate for this location.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Imani Colin Holdings LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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OTHER

APPLICATION # (s) 2C-25-0366

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR

DATE 5-5-25

FEES \$1,700.00

DATE 6-11-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Moradi Hakimian Holdings LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ZC-25-0366

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPAUSE

ACCEPTED BY hr

DATE 5-5-25

FEES \$1700.00

DATE 6-11-25



TANEY ENGINEERING

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

May 1, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Edmond & Gary
APR-24-101276
APN: 176-24-801-010
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.48 gross acre, 21-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

Property Information

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A Zone change is requested in support of RS2 (Residential Single-Family 2)

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS2 (Single Family Residential District 2). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), the master plan to the east and south is currently Mid-Intensity Suburban Neighborhood (up to 8 du/sc). The presence of this potential RS3.3 zoning, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. We are requesting a slight increase in density, ensuring it has no impact on the surrounding developed subdivisions. This request still contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces. We are requesting to increase density by only a little so it doesn't make a difference to the surrounding developed subdivisions.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the



optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0367-CHAI SS24, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:
 176-24-801-010

LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of patent easements located on the subject parcel. The applicant states the easements are no longer needed and the vacation is necessary for the proposed single-family development on the site.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700025	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0366	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single family residential subdivision is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Imani Colin Holdings LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VJ-25-0367

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR

DATE 5-5-25

FEES \$1,700.00

DATE 6-11-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Moradi Hakimian Holdings LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: NicoleC@taneycorp.com

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

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

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) V5-25-0367

ACCEPTED BY RR

PC MEETING DATE 7-1-25

DATE 5-5-25

BCC MEETING DATE 8-6-25

FEES \$1700.00

TAB/CAC LOCATION ENTERPRISE

DATE 6-11-25



TANEY ENGINEERING

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

March 13, 2025

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

**Re: Edmond & Gary
APR-24-101276
APN: 176-24-801-010
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC; is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north, east, and south and a 3- foot patent easement to the west of property boundaries of APN: 176-24-801-010

Due to the subject parcel being developed into single family residential, the stated patent easement is no longer necessary.

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

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0368-CHAI SS24, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; 3) reduce the street intersection off-set. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.48 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-24-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the street landscape strips along Edmond Street to one, 2.19 foot wide strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk, are required per Section 30.04.01D (a 78.1% reduction).
b. Eliminate street landscaping along Edmond Street where landscaping consisting of large trees every 30 feet on center is required per Section 30.04.01D.
2. Increase the height of a proposed retaining wall along the south property line to 4 feet where 3 feet is the maximum height per Section 30.04.03C (a 25% increase).
3. Reduce the street intersection off-set to 4.88 feet where a minimum of 125 feet is required per Section 30.04.08F (a 96.1% reduction).

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Single-family residential development
- Number of Lots: 21
- Density (du/ac): 8.46
- Minimum/Maximum Lot Size (square feet): 2,907/3,533
- Number of Stories: 2
- Building Height (feet): Up to 30
- Square Feet: 1,600 (minimum)/2,601 (maximum)

- Open Space Required/Provided: 4,200/11,431

Site Plan

The plans show a proposed 21 lot single-family detached residential development. The overall site is 2.48 acres with a density of 8.46 dwelling units per acre. The lots range in size from 2,907 square feet to 3,533 square feet and each feature a 20 foot driveway. Seven subdivision lots are proposed to be located along Edmond Street, a public street which will have a 55 foot wide right-of-way after dedication of an additional 25 feet. Access to the remaining 14 lots is provided from Kilarski Court, a private 39 foot wide street. A second 37 foot wide private street, Maltby Avenue, provides the roadway connection between Edmond Street and Kilarski Court. Edmond Street is proposed to have a 5 foot wide detached sidewalk. Maltby Avenue and Kilarski Court feature a 4 foot wide attached sidewalk along the north and west sides of these streets. The subdivision includes 3 common elements. Common Elements A and B are located on the north and south sides of Maltby Avenue and include a meandering sidewalk or pathway which connect the sidewalks on Kilarski Court to the sidewalk on Edmond Street. Common Element C is located at the northeast corner of the development adjacent to a cul-de-sac for Kilarski Court and includes a meandering sidewalk or pathway and a 5 foot wide drainage easement along the north property line. The common elements are proposed to serve as a common open space for the development which is required for property in the RS2 zone. A proposed retaining wall up to 4 feet in height is proposed along the southern property boundary adjacent to Lots 17 through 21. A street intersection off-set of 4.88 feet, which is the subject of a waiver request, is shown at the intersection of Maltby Avenue and Edmond Street. The intersection is located between Lot 5 and Lot 20.

Landscaping

The plan depicts landscaping consisting of large trees located in the front yards of 7 proposed lots along Edmond Street and located within the 3 common elements. The street landscape along Edmond Street includes a 5 foot wide detached sidewalk with a single reduced 2.19 foot wide landscape strip located behind the back of curb. Proposed within the reduced landscape strip are 6 different species of 5 gallon shrubs. A second landscape strip behind the detached sidewalk is not proposed; instead, 7 large Indian Rosewood trees are located within the front yards of the lots along Edmond Street. The reduced strips and elimination of the trees within the required landscape strips are the subject of waiver requests. Within the interior of the subdivision are 3 common elements adjacent to the interior streets which are proposed to include a total of 7 large Indian Rosewood trees as well as 6 species of 5gallon shrubs.

Elevations

The elevations indicate 7 different architectural plans for the proposed homes. All models are 2 stories and range from 27 feet 1 inch up to maximum height nearly 30 feet. The exteriors will feature modern designs and finishes including painted stucco, gabled and split pitch roofs with variations in roofline, concrete tile, stucco window trim, covered entry porches, covered patios, and stone veneer.

Floor Plans

The plans indicate 7 floor plans ranging from 1,600 square feet to 2,601 square feet in size. All models include a 2 car garage, a covered front entry, and an optional covered patio. On the first

floor each model has a great room, kitchen, and casual dining with options for a gourmet kitchen. On the second floor each model has 3 to 4 bedrooms, laundry, large bathrooms and walk-in closets.

Applicant's Justification

The applicant is proposing a 21 lot single-family subdivision which requires a separate plan amendment and zone change. Waivers of development standards for landscaping are requested to allow 1 tree to be planted in front of every house along Edmond Street rather than in the landscape strips. This is proposed so that 7 lots fronting Edmond Street are not impaired by the sight visibility zones. The applicant states that the fee-in-lieu should not apply since they are planting more trees in the front yard than the 6 trees that are required along the street. The width of the landscape strip between the sidewalk and curb is proposed to be reduced to 2.19 feet so that the front setback is not taken from the easement line. The waiver to increase the retaining wall height along the southern property line is necessary so that the site maintains adequate drainage. The street intersection is nearly aligned, allowing drivers to have clear visibility to react to traffic. All elevations meet the 2 architectural features for each façade of the structure.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700025	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0366	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards

Street landscaping consisting of a minimum 5 foot wide strips with large trees planted every 30 feet is required along the frontage of Edmond Street. Based on a total street frontage of approximately 178 feet, excluding proposed driveways, an equivalent canopy of 6 large trees is required. While the applicant indicates that the developer intends to place trees within the front yards of the homes, they will not be located within the landscape strips. Staff finds that the purpose of providing street landscaping is to provide the necessary shading of this area and street trees are beneficial for the reduction of heat caused by an increase in pavement. Staff also finds that narrowing the 5 foot width of the landscape strips to 2.19 feet may not provide sufficient room for the planting and future growth of the required trees and shrubs. The landscape plan indicates that 6 large trees are provided within Common Elements A and B along both sides of Maltby Avenue leading into the subdivision. However, not all trees appear to be located within 5 feet of the street where an equivalent canopy could provide the necessary shade along the street. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. The increase in wall height is relatively minor and should have a minimal impact on the property to the south, which is currently undeveloped. However, since staff is not supporting the other waivers of development standards and design review, staff cannot support this request.

Design Review

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

The plans for the proposed single-family subdivision show a variety of different design options by providing 7 floor plans with various design styles available for each plan. The different architectural styles and plans should help maintain an interesting streetscape. The 2-story homes are proposed to have an area consistent with the types of homes currently located within the

adjacent RS3.3 areas to the south. Policy 1.4.4 of the Master Plan encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. However, the specific site design is slightly denser than the surrounding neighborhoods to the north and west. The proposed density of the site is 8.46 dwelling units per acre with a minimum lot size of 2,907, while the developed neighborhoods to the west and north have a maximum density of 8 dwellings per acre and a minimum lot size of 3,300 square feet. Since staff is not supporting the companion plan amendment and zone change necessary to allow for the proposed design, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to reduce the street intersection off-set between Maltby Avenue and Kennedy Hill Avenue, as the reduction will cause left turn conflicts, creating a potential for collisions. The applicant did not provide a justification for why the standard cannot be met as the site is a raw parcel.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Moradi Hakimian Holdings LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria

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EMAIL: NicoleC@taneycorp.com

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[Signature]
Property Owner (Signature)

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0768

ACCEPTED BY Ra

PC MEETING DATE 7-1-25

DATE 5-5-25

BCC MEETING DATE 8-6-25

FEES \$1,800.00

TAB/CAC LOCATION ENTERPRISE

DATE 6-11-25

PLANNER COPY

02/05/2024



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

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PROPERTY OWNER INFORMATION

NAME: Imani Colin Holdings LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0368

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RJR

DATE 5-5-25

FEES \$1,800.00

DATE 6-11-25



TANEY ENGINEERING

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

May 1, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Edmond & Gary
APR-24-101276
APN: 176-24-801-010
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.48 gross acre, 21-lot single-family residential subdivision.

Tentative Map

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). A separate Plan Amendment is requested in support of CN (Compact Neighborhood).

Edmond Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-5, 20, and 21 will be fronting Edmond Street. Lots 6-19 will be accessed via a 37-foot-wide private street that terminates in a 39-foot cul-de-sac with 30" modified roll curb and gutter. Both internal streets will have a 4-foot sidewalk on one side.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)



East (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du ac)	Residential Single-Family 3.3 (RS3.3)

Waiver of Development Standards – Street Landscaping

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for no landscaping along lots 1-5, 20 and 21 fronting Edmond Street. We will instead be planting one trees in front of every house. This is so that the lots that are fronting Edmond Street will not be impaired by the sight visibility zones. We are also requesting to relocate extra trees into the Common Element areas. The total frontage of Edmond Street is 327.93 feet and subtracting the driveways and the street it totals up to 178.93 that would require 6 trees. The fee-in-lieu would be 0 dollars because we would be planting more than what is required in the front of the homes. The Landscape Plan depicts 7 trees in the front yard.

Additionally, we are requesting a 3.19 landscape strip before the detached sidewalk instead of the required 5. We are requesting 3.19 feet of landscaping, a 5-foot sidewalk, and then a tree in front of the house instead of a 5-foot landscape easement behind the sidewalk. This is so that the setback is not taken from the easement line.

Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to me a minimum of 125 feet. We are proposing instead a street intersection offset of 4.88. The intersections are nearly aligned, allowing drivers clear visibility to anticipate and react to vehicles turning from the opposite direction. We anticipate that the impact will be negligible.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 5.5 -foot-high retaining wall along the east of lot 7, we are also asking a 4- foot retaining wall for along the north side along lot 17, and a 4-foot retaining wall along lot 21 where 3 is allowed. The Cross Sections is showing 5 feet, 3.3 feet and 3.4 but we are asking extra as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Design Review – Architecture

This request is for a design review for 7 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,600 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Lantana (Everette)	1.160	1,600	2 story	26' – 3 1/2"	2 car garage



Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage
Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Lantana (Everette)	L160	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Gabel Accent Detail - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line
Boxwood (Edward)	L17E	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim - Balcony <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Hibiscus (Elizabeth)	L19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters



		<ul style="list-style-type: none"> - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Wintergreen	L941	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Birch (Lawson)	L609	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters



		<p>Rear Elevation:</p> <ul style="list-style-type: none">- Covered Patio- Variable Roof line- Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none">- Covered Entry- Variable Roof line- Stucco Window Trim- Window Shutters <p>Rear Elevation:</p> <ul style="list-style-type: none">- Covered Patio- Variable Roof line- Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim

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

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500088-CHAI SS24, LLC:

TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-24-801-010

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Single-family residential development
- Number of Lots: 21
- Density (du/ac): 8.46
- Minimum/Maximum Lot Size (square feet): 2,907/3,533

Project Description

The plans show a proposed 21 lot single-family detached residential development. The overall site is 2.48 acres with a density of 8.46 dwelling units per acre. The lots range in size from 2,907 square feet to 3,533 square feet and each feature a 20 foot driveway. Seven subdivision lots are proposed to be located along Edmond Street, a public street which will have a 55 foot wide right-of-way after dedication of an additional 25 feet. Access to the remaining 14 lots is provided from Kilarski Court, a private 39 foot wide street. A second 37 foot wide private street, Maltby Avenue, provides the roadway connection between Edmond Street and Kilarski Court. Edmond Street is proposed to have a 5 foot wide detached sidewalk. Maltby Avenue and Kilarski Court feature a 4 foot wide attached sidewalk along the north and west sides of these streets. The subdivision includes 3 common elements. Common Elements A and B are located on the north and south sides of Maltby Avenue and include a meandering sidewalk or pathway which connect the sidewalks on Kilarski Court to the sidewalk on Edmond Street. Common Element C is located at the northeast corner of the development adjacent to a cul-de-sac for Kilarski Court and includes a meandering sidewalk or pathway and a 5 foot wide drainage easement along the north property line. The common elements are proposed to serve as a common open space for the development which is required for property in the RS2 zone. A retaining wall up to 4 feet in height is proposed along the southern property boundary adjacent to Lots 17 through 21.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700025	A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0366	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The tentative map is designed such that there is no double frontage or through lots in the subdivision, and side lines of lots are approximately at right angles to the street. The proposed lots do not access any arterial or collector streets, all lots front on local streets, and all lots face into the cul-de-sac. However, the proposed lot sizes and density must be compliant with the underlying zoning and Master Plan land use category. Since staff is not supporting the companion plan amendment and zone change, staff is unable to support this tentative map request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Maltby Avenue is an extension of Kennedy Hill Avenue and shall assume the name Kennedy Hill Avenue;
- Approved street name list is required from the Combine Fire Communications Center.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Imani Colin Holdings LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-513-8135

CELL

EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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OTHER

APPLICATION # (s) TM-25-500088

PC MEETING DATE 7-1-25

BCC MEETING DATE 8-6-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR

DATE 5-5-25

FEES \$750.00

DATE 6-11-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-801-010

PROPERTY ADDRESS/ CROSS STREETS: Edmond & Gary

DETAILED SUMMARY PROJECT DESCRIPTION

The subject site is 2.48 gross acres and located east of Edmond Street and south of Gary Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.46 dwelling units per acre. The lots range in size from 2,947 square feet to 3,509 square feet, with an average lot size of 3,030 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

PROPERTY OWNER INFORMATION

NAME: Moradi Hakimian Holdings LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: NicoleC@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500088

ACCEPTED BY NR

PC MEETING DATE 7-1-25

DATE 5-5-25

BCC MEETING DATE 8-6-25

FEES _____

TAB/CAC LOCATION ENTERPRISE

DATE 6-11-25

PLANNER COPY 02/05/2024



TANEY ENGINEERING

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

May 1, 2025

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

Re: Edmond and Gary
APR-24-101276
APN: 176-24-801-010
Hold Letter

To whom it may concern:

Taney Engineering, on behalf of our client, Cimarron Spring Deux LLC; realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Vacation, Zone Boundary Amendment, Design Review, and Waivers of Development Standards).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700026-KENDALL MITCHELL & IRMA:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres.

Generally located west of Edmond Street and north of Raven Avenue within Enterprise JJ/gc
(For possible action)

RELATED INFORMATION:

APN:

176-24-501-067

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.93
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for Low-Intensity Suburban Neighborhood (LN) is appropriate since there are properties a few blocks to the west that are planned for Low-Intensity Suburban Neighborhood (LN) uses and are zoned RS10 and RS5.2. Additionally, north of Pebble Road, are properties planned for Mid-Intensity Suburban Neighborhood (MN) and zoned RS3.3. Therefore, the proposed request is compatible with properties in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0388	A zone change to reclassify the site from RS20 (NPO-RNP) to RS10 is a companion item on this agenda.
WS-25-0389	A waiver of development standards to waive full-off site improvements for a proposed 2 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County, and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff cannot support the request for Low-Intensity Suburban Neighborhood (LN) for the site. The site is surrounded on all 4 sides by properties planned for Ranch Estate Neighborhood (RN) uses that are also zoned RS20 (NPO-RNP). Therefore, the request is not compatible nor in harmony with the surrounding area. Additionally, the property could still be subdivided into 2 lots with the current RN land use category and RS20 (NPO-RNP) zoning since Section 30.02.26.F allows subdivisions of 10 or fewer lots within the Neighborhood Protection (RNP)

Overlay to exceed the density of 2 dwelling units per acre if the net lot area requirements of the underlying district are met, which this site can meet. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRB)

- No comment.

TAB/CAC:

APPROVALS:

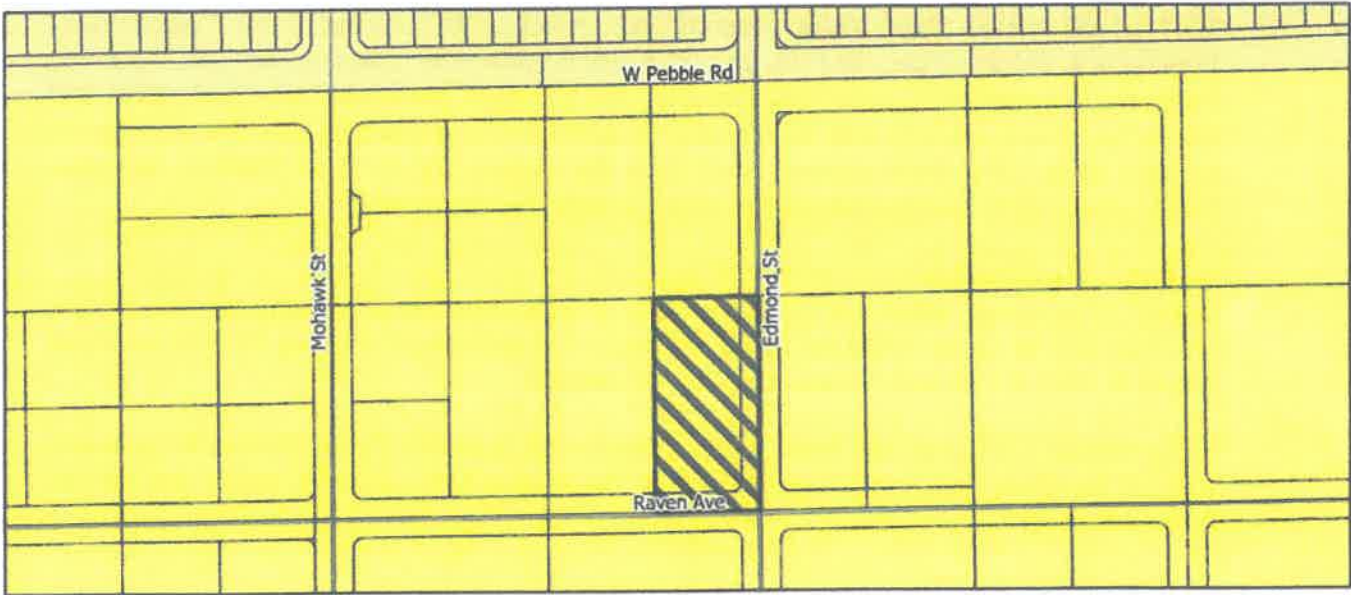
PROTEST:

APPLICANT: MITCHELL & IRMA KENDALL

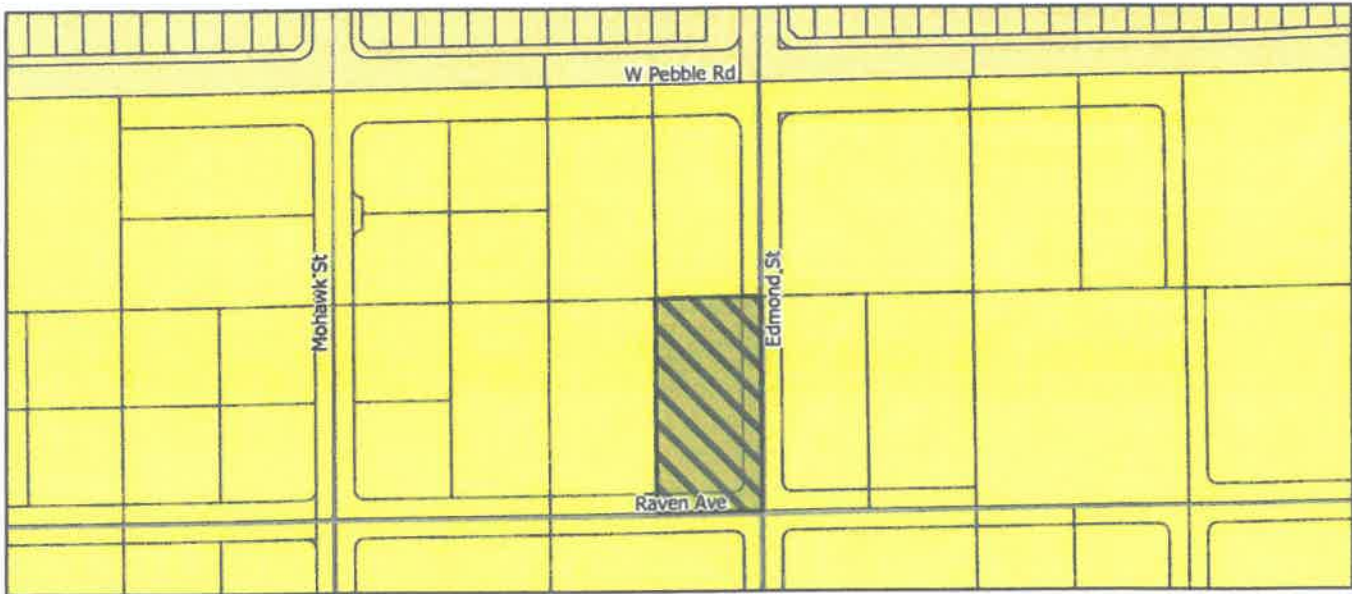
CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139

Planned Land Use Amendment PA-25-700026

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Planning Areas

Requested Area To Change

Enterprise
Clark County, Nevada

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





Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 176-24-501-067

PROPERTY ADDRESS/ CROSS STREETS: Edmond and Raven

DETAILED SUMMARY PROJECT DESCRIPTION

A master plan amendment to change the land use designation from Ranch Estate Neighborhood (RN) to Low Intensity Suburban Neighborhood (LN)

PROPERTY OWNER INFORMATION

NAME: Mitchell and Irma Kendal

ADDRESS: 9980 Waxberry Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Mitchell and Irma Kendall

ADDRESS: 9980 Waxberry Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kendall Brooks

ADDRESS: 5320 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-374-3777 EMAIL: kendallricci@gmail.com

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

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

[Signature]
Property Owner (Signature)*

Mitchell Kendall
Property Owner (Print)

04/05/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-25-790026

ACCEPTED BY [Signature]

PC MEETING DATE 07/01/2025

DATE 7/12/25

BCC MEETING DATE 08/06/2025

FEES \$3,200

TAB/CAC LOCATION ENTER PRERE

DATE 06/11/2025

Justification Letter for Master Plan Amendment
176-24-501-067
RS20

March 5, 2025

The master plan amendment for this project to change the land use designation from Ranch Estate Neighborhood (RN) to Low Intensity Suburban Neighborhood (LN) will support the community by maintaining 2 large parcels that will be compatible considerations contained in the neighborhood land use. The infill development of the 2 homes on vacant land makes it more sustainable, environmentally friendly and socially equitable. The development of the two homes will also provide taxes that aid in schools, parks and transportation services.

The parcel in question and the surrounding community land use trends in the area are all single-family homes with R3.3, RS5.2, RS10, and RS20. There are several home builders with large developments that are within 3 or 4 blocks to the west that have been changed to RS-10 and RS5.2 zoning and are designated to Low Intensity Suburban Neighborhood. Directly north of the parcel north of Pebble Rd. is an established community Zoned RS3.3 and designated Mid-Intensity Suburban Neighborhood.

Thank you,

Mitchell Kendall
702-813-0283
quaysidecustoms@gmail.com

May 6, 2025 Planning Commission Meeting ALA

Hold to the August 5, 2025 Planning Commission Meeting per the applicant. Renotification fees are required.

- Item #8 – UC-25-0017 / Tyler DeLorenzo / Paradise

Hold for the applicant to return to the May 13, 2025 Paradise Townboard and June 3, 2025 Planning Commission Meeting per the Planning Commission. Renotification fees are required.

- Item #10 – UC-25-0079 / Matt Young / Paradise

Hold to the June 3, 2025 Planning Commission Meeting per the applicant:

- Item #23 – UC-25-0118 / Dane Detomasso / Sunrise Manor

Hold for the applicant to the return to the May 29, 2025 Sunrise Manor Townboard and the June 3, 2025 Planning Commission Meeting, per the applicant:

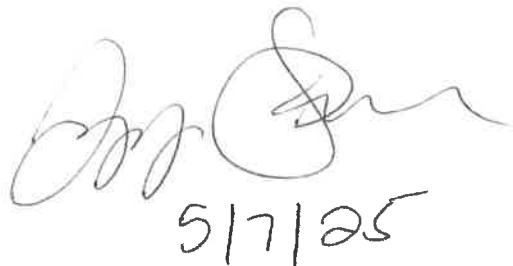
- Item #27 – WS-25-0192 / Roxy Pais / Sunrise Manor

Delete the following items from the agenda to be heard at the June 04, 2025 Board of County Commissioners meeting:

- Item #24 – VS-25-0212 / Rich Ruggles / Enterprise
- Item #25 – WS-25-0213 / Rich Ruggles / Enterprise
- Item #26 – TM-25-500052 / Rich Ruggles / Enterprise



Jillee Opiniano-Rowland
Assistant Planning Manager
May 7, 2025



07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0388-KENDALL MITCHELL & IRMA:

ZONE CHANGES for the following: 1) to reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-24-501-067

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.93
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for RS10 zoning is appropriate since there are properties a few blocks to the west that are planned for Low-Intensity Suburban Neighborhood (LN) uses and are zoned RS10 and RS5.2. Additionally, north of Pebble Road, are properties planned for Mid-Intensity Suburban Neighborhood (MN) and zoned RS3.3. Therefore, the proposed request is compatible with properties in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700026	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
WS-25-0389	A waiver of development standards to waive full-off site improvements for a proposed 2 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS10 zoning on the site. The site is surrounded on all 4 sides by properties planned for Ranch Estate Neighborhood (RN) uses that are also zoned RS20 (NPO-RNP). Therefore, the request is not compatible nor in harmony with the surrounding area. Additionally, the property could still be subdivided into 2 lots with the current RN land use category and RS20 (NPO-RNP) zoning since Section 30.02.26.F allows subdivisions of 10 or fewer lots within the Neighborhood Protection (RNP) Overlay to exceed the density of 2 dwelling units per acre if the net lot area requirements of the underlying district are met, which this site can meet. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for RS10 zoning is not appropriate for this location.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Department of Aviation**

If approved:

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCHELL & IRMA KENDALL

CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-24-501-067

PROPERTY ADDRESS/ CROSS STREETS: Edmond and Raven

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a zone change from RS20 to RS10. We are building 2 single family residential homes and would like 2 separate parcels. One parcel will be estimated 10,870 sq ft for my brother to build his home on. The bank requires separate parcels for the home loan.

PROPERTY OWNER INFORMATION

NAME: Mitchell and Irma Kendal

ADDRESS: 9980 Waxberry Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Mitchell and Irma Kendall

ADDRESS: 9980 Waxberry Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kendall Brooks

ADDRESS: 5320 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-374-3777 EMAIL: kendallricci@gmail.com

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

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

[Signature]
Property Owner (Signature)*

Mitchell Kendall
Property Owner (Print)

04/05/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ZC-25-0308

ACCEPTED BY [Signature]

PC MEETING DATE 07/01/2025

DATE 7/12/25

BCC MEETING DATE 08/06/2025

FEES \$1,200

TAB/CAC LOCATION ENTERPRISE

DATE 06/11/2025

Zoning Justification letter

March 5th, 2025

APN# 176-24-501-067

Greetings,

We are requesting a zone change from RS20 to RS10.

We are writing this letter of justification for a zone change for APN #176-24-501-067 because the current zone is RS20 that requires a minimum of 20,000 Sq. ft per lot. We would like to divide the 1-acre parcel. The 2nd parcel will be approximately 11, 500 sq ft, which would meet the RS10 requirements of a minimum of 10,000 Sq ft.

The proposed zone change would align with the overall land use outlined in the local master plan where the surrounding communities have RS3, RS5.3, RS10 and RS20. There have been recent zone changes for home developers from RS20 to RS10 and RS5.5 to the west

Thank you,

Mitchell Kendall

702-812-0283

quaysidecustoms@gmail.com

PLANNER
COPY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0389-KENDALL MITCHELL & IRMA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located west of Edmond Street and north of Raven Avenue within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
176-24-501-067

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback (Lot 1) to 5 feet for a proposed single-family residence (Lot 1) where a side interior setback of 10 feet is required per Section 30.02.05 (a 50% reduction).
2. Reduce the side interior setback (Lot 1) to 5 feet where 10 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 50% reduction).
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Edmond Street where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Raven Avenue where required per Section 30.04.08C.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.93
- Project Type: Single-family residential development
- Number of Lots: 2
- Density (du/ac): 2.2
- Minimum/Maximum Lot Size (square feet): 13,120/36,080 (gross)/10,720/29,480 (net)
- Number of Stories: 1 (Lot 1)/2 (Lot 2)
- Building Height (feet): 19 (Lot 1)/27.5 feet
- Square Footage (feet): 4,666 (Lot 1)/4,394 (Lot 2)

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH KENDALL

CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-24-501-067

PROPERTY ADDRESS/ CROSS STREETS: Edmond and Raven

DETAILED SUMMARY PROJECT DESCRIPTION

A waiver of development standards for offsite improvements per 30.04.08 (C) (1) (i) Right of way improvements

PROPERTY OWNER INFORMATION

NAME: Mitchell and Irma Kendal

ADDRESS: 9980 Waxberry Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Mitchell and Irma Kendal

ADDRESS: 9980 Waxberry Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-813-0283 EMAIL: quaysidecustoms@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kendall Brooks

ADDRESS: 5320 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-374-3777 EMAIL: kendallricci@gmail.com

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

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

Mitchell Kendall
Property Owner (Print)

04/05/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) W1-25-0389

PC MEETING DATE 07/01/2025

BCC MEETING DATE 08/06/2025

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY MNO

DATE 7/16/25

FEES \$ 300

DATE 06/11/2025

Justification Letter
Waiver of Development of Standards
176-24-501-067

03/24/2025

Greetings,

Waiver of Development Standards 4- Offsite Improvements:

Per 30.04.08 (C)(1) (i) Right-of-Way improvements require curbs, gutters, sidewalks, berms and paving of streets to be installed bordering this project site. We are requesting to waive the installation of curbs, gutters, sidewalks, streetlights and allow partial paving so this project site can be developed as rural to match the surrounding community.

.

Thank you,

Mitchell Kendall
702-813-0283
quaysidecustoms@gmail.com

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.

DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in an C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-601-001 through 177-08-601-006; 177-08-601-008; 177-08-701-001 through 177-08-701-004; 177-08-701-008; 177-08-701-011; 177-08-701-012; 177-08-701-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive 6 foot high freeway buffer wall as required per Figure 30.64-4 (a 100% reduction).
2. Permit encroachment into airspace for a passenger terminal (train station) per Section 30.48.160.

DESIGN REVIEWS:

1. Passenger terminal (train station).
2. Alternative site landscaping per plans.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 110.7
- Project Type: Transportation service terminal
- Number of Stories: 3 (train station)
- Building Height (feet): 60 (train station)
- Square Feet: 159,198 (train station)
- Parking Provided: 1,150

Site Plan

The original plan submitted shows a 2 story passenger terminal (train station) with a basement, a 7 story parking garage, a train platform area, and improvements to Robindale Road, Eldorado Lane, and Frank Sinatra Drive. A fire lane is depicted on the southern and the eastern edges of the passenger terminal building. The passenger terminal building extends over the length of Frank Sinatra Drive and provides pedestrian access to the train platforms. The parking garage was proposed to connect to the passenger terminal building by way of a 138 foot long covered pedestrian walkway which bisects the curbside arrival and departure area, but was removed prior to approval of the application and replaced by a surface parking lot. Three driveways from Eldorado Lane are shown on the revised plans. The western driveway is an entrance to the site, which splits into 3 drive aisles leading to the terminal. A central driveway is an exit from the terminal. The third, easternmost driveway is for both ingress and egress. A valet parking lot is located between the central and eastern driveways. An additional passenger pick-up/drop-off area is located on the south side of the terminal and a surface parking lot is located on the south side of Robindale Road. There are 4 existing billboards along the western side of the site along I-15. Access to the site will be from Las Vegas Boulevard South from either Robindale Road or Eldorado Lane.

Landscaping

The approved plan shows perimeter landscaping on the north side of Robindale Road extending north along Las Vegas Boulevard South, the south side of Robindale Road adjacent to the parking lot, and on the south side of Eldorado Lane. Internally, landscaping will be on both sides of the main divided access road from Eldorado Lane and in the median. The median area of the curbside arrival and departure area will be landscaped. A landscape strip extends on the west side of Frank Sinatra Drive between the roadway and the train platform.

Elevations

The approved conceptual plans show a 60-foot high, 2 story passenger terminal building with an insulated glass exterior with aluminum and metal accents. The passenger terminal building is about 700 feet long and crosses over the entire length of Frank Sinatra Drive and extends over a portion of the train platform.

Floor Plans

The first floor of the passenger terminal building includes a self-ticketing area, departure lobby, baggage claim, retail space, outdoor dining area, restrooms, office areas, and escalators/stairs. The second floor of the passenger terminal includes retail space, restrooms, passenger waiting areas (lounges), security, and access to the escalators/stairs to the train platform.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400049 (UC-20-0049):

Comprehensive Planning

- Until March 4, 2025 to commence.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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-22-900161 (UC-20-0049):

Current Planning

- Until March 04, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-20-0049:

Current Planning

- Per revised plans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Traffic study and compliance;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way; Right-of-way dedication and roadway easements to include 80 feet for Robindale Road, 60 feet for the frontage road, 30 feet for Eldorado Lane, and associated spandrels, as determined by Public Works - Map Team;
- If required by the Regional Transportation Commission (RTC), construct a standard bus stop with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Las Vegas Boulevard South, just south of and as close to practical to both the Eldorado Lane and Robindale Road alignments.
- Applicant is advised that the plans do not contain enough detail to determine compliance with the Uniform Standard Drawings; that additional land use applications may be needed to address the Uniform Standard Drawings; and that the installation of detached

sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0027-2020 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis; at time of development, the Developer is required to meet with CCWRD; CCWRD needs average wastewater flows at build-out to verify sewer point of connection; CCWRD has existing 21 inch and 24 inch public sanitary sewers going across the Developer's site; the applicant is required to confirm the existence of CCWRD sewer easements, provide any new easements where missing; and to confirm that the applicant's development does not encumber the sewer easements.

Applicant's Justification

The applicant states that they have continued to work diligently toward developing the high-speed system. An agreement was made with the City of Rancho Cucamonga. The Environmental Assessment for the Victor Valley/Rancho Cucamonga project has been approved. Since the last extension approval, the project has been awarded federal grant. The drainage study permit is

under review. The construction of the high-speed train has many components, all of which must be addressed and coordinated so that they can properly work together.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500170	4 lot commercial subdivision	Approved by BCC	January 2024
ET-23-400104 (WS-19-0400)	First extension of time for waived landscaping and to allow non-standard improvements within the right-of-way in conjunction with a future development	Approved by PC	September 2023
ET-23-400104 (VS-19-0401)	Second extension of time to vacate and abandon patent easements and rights-of-way	Approved by PC	September 2023
ET-23-400049 (UC-20-0049)	Second extension of time for passenger terminal for a train station	Approved by BCC	April 2023
ADET-22-900161 (UC-20-0049)	First extension of time for a passenger terminal for a train station	Approved by ZA	March 2022
ET-21-400070 (VS-19-0401)	First extension of time for a vacation of easements and rights-of-way	Approved by PC	June 2021
UC-20-0049	Passenger terminal for a train station	Approved by BCC	March 2020
TM-19-500108	1 lot commercial subdivision	Approved by PC	July 2019
VS-19-0401	Vacated and abandoned patent easements and rights-of-way including Robindale Road (alignment), Moberly Avenue, a cul-de-sac bulb and attached right-of-way on Ensworth Street (alignment) south of Eldorado Lane	Approved by PC	July 2019
WS-19-0400	Non-standard improvements in the right-of-way	Approved by PC	July 2019
ZC-0620-11 (ET-0034-17)	First extension of time allowed future development, expanded Gaming Enterprise District, allowed a High Impact Project, and other commercial uses, waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site - expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element	Approved by BCC	March 2013
TM-0071-12	1 lot commercial subdivision - expired	Approved by PC	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and H-2 zoning to H-1 (AE-60 & AE-65) zoning, use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allowed a High Impact Project, with deviations/waivers for reduced on-site parking and encroachment into airspace, design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings, zoning is permanent, all other applications - expired	Approved by BCC	April 2012
UC-0967-98	Off-premises signs	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	Right-of-way	Blue Diamond Road
East	Entertainment Mixed-Use	CR & CG	Commercial uses
West	Business Employment	Right-of-way	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 believes the applicant has taken steps to commence with the development as previously approved. The applicant has been working with various national and State entities to acquire the rights and land needed for this project to commence. Additional grant funding was approved for the project. Also, a drainage study (PW25-11135) is under review and a structural study (PW25-13146) is approved by Public Works Department for this project. Therefore, staff can approve this application.

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 July 2, 2027 to commence, to coincide with the expiration date of ADET-25-900307.
- 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 comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-08-601-001, 177-08-701-003, and 177-08-701-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DESERTXPRESS ENTERPRISES, LLC

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



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 177-08-601-001, 002, 004, and 005

PROPERTY ADDRESS/ CROSS STREETS: Robindale Road and Windy Road

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ET-23-400049 (UC-20-0049)

PROPERTY OWNER INFORMATION

NAME: Desertxpress Enterprises, LLC

ADDRESS: 8329 W. Sunset Road, Suite 150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Desertxpress Enterprises, LLC

ADDRESS: 8329 W. Sunset Road, Suite 150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89133

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: eolson@kcnvlaw.com

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

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

DesertXpress Enterprises, LLC

By: [Signature]
Property Owner (Signature)*

DesertXpress Enterprises, LLC
Kolleen Cobb
Property Owner (Print)

3/4/25
Date

DEPARTMENT USE ONLY

☐ AL

☐ AK

☐ ET

☐ PUD/D

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ IM

☐ WC

OTHER _____

APPLICANT ID: ET-25-400057

APPLICANT TYPE: NAI

APPLICANT TYPE: NAI

DATE: 5/6/2025

APPLICANT TYPE: 7/2/2025

DATE: \$1,400.00

APPLICANT TYPE: Enterprise

DATE: 6/11/2025



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-08-601-003, 006, 008, 177-08-701-001 thru 004, 008, 011, 012, 014

PROPERTY ADDRESS/ CROSS STREETS: Robindale Road and Windy Road

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ET-23-400049 (UC-20-0049)

PROPERTY OWNER INFORMATION

NAME: LV TOD Property Holdings LLC
ADDRESS: 8329 W. Sunset Road, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LV TOD Property Holdings LLC
ADDRESS: 8329 W. Sunset Road, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89133 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnv1aw.com

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

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

LV TOD Property Holdings LLC

By: [Signature]
Property Owner (Signature)*

LV TOD Property Holdings LLC
Kolleen Cobb
Property Owner (Print)

3/4/25
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> EI	<input type="checkbox"/> PUDU	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # ET-25-400057

ACCEPTED BY NAI

RE MEETING DATE _____

DATE

5/6/2025

RE MEETING DATE 7/2/2025

FEE

\$1,400.00

TELEPHONE # Enterprise

DATE 6/11/2025

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

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

March 4, 2025

VIA HAND DELIVERY

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: *Justification Letter – Third Extension of Time*
Brightline West
UC-20-0049

To Whom It May Concern:

This office represents the Applicant with regard to the above referenced matter. This letter is offered in justification for an extension of time of the previously approved applications referenced above and herein. On March 4, 2020 the Clark County Commission approved applications for Use Permits, Waivers, and Design Reviews, via application UC-20-0049. These applications were for a passenger terminal (train station); retail sales, restaurants, outside dining and drinking, elimination of freeway buffer, encroachment into airspace, parking garage, and approval of alternative landscaping. The original Planning Department condition was that work must commence within 2 years of approval (that is, by March 4, 2022) or the approvals would expire. On March 22, 2022, an administrative approval per NOAD-22-900161 was given which extended the commencement date by another year, to March 4, 2023. A subsequent extension of time was approved on June 21, 2023 with an expiration date of March 4, 2025.

Since receiving the current extension, Brightline West ("Brightline") has continued to work diligently toward development of the high-speed rail system. In October 2022, Brightline executed an agreement with the City of Rancho Cucamonga, California and the San Bernardino County Transportation Authority (SBCTA) that will provide Brightline with control of the property it requires for the final mile of its alignment connecting from Interstate 15 to the Brightline station in Rancho Cucamonga as well as Brightline's Rancho Cucamonga station site. Earlier in the year, Brightline and SBCTA executed a lease for additional property needed along that final mile of the system. The California Department of Transportation ("Caltrans") and Brightline have previously executed an agreement for Brightline to use a portion of the Interstate 15 corridor from the state line to Victor Valley for the high-speed rail line. Caltrans and Brightline have prepared a similar lease agreement to connect the Victor Valley station with Rancho Cucamonga. The Environmental Assessment for the Victor Valley/Rancho Cucamonga project has been approved. Since the last extension approval, the project has been awarded a \$3 billion federal grant.

With regard to the project site, itself, the Applicant has advised this office of the following: "We have a drainage study and complete plans approved by FEMA and Clark County. Included

storm water for on site and any pre-existing water coming onto the site from I-15 or under I-15. It includes mass grading design for entire acreage....There was a traffic study done as part of our National Environmental Policy Act ("NEPA") approvals with mitigations determined for train station trips only. Also in 2020, we did a study for the benefit of discussions with NDOT. We have completed Schematic design of the station and part of the design development phase. The construction drawings phase follows."

All of these ongoing efforts evidence that the project is, in fact, moving forward just as quickly as possible. The construction of the high speed train has many components, all of which must be addressed and coordinated so that they can properly work together. The train station and its related elements (as noted above) will be commenced and completed just as soon as possible. There is no doubt of that. The fact is that now that the rail line is being finalized, needed rights of way has been secured and financing is being obtained, commencement of construction will begin as soon as possible.

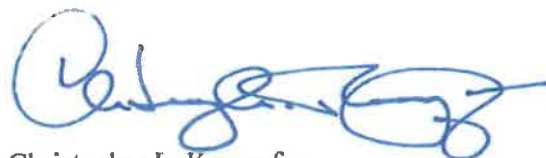
However, this is a very unique application and the Applicant is requesting the flexibility for additional time to begin commencement. For this reason, this request to allow an extension of time of UC-20-0049 until July 2, 2029 to commence is both needed and justified. We are requesting an extension to July of 2029 to coincide with the requested expiration dates of the extension requests for WS-19-400 and VS-19-0404, which have been submitted separately.

Nothing herein is meant to be or will be interpreted to be a waiver of principles of legal preemption or preclusion that may apply to Brightline West because of its status as a common carrier regulated by the federal government.

Thank you very much for your consideration of this important matter. Please do not hesitate to contact the undersigned should you have any questions or comments.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/lak

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment), and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the north and east property lines of the site, along with the vacation and abandonment of 5 foot wide portions of rights-of-way being La Cienega Street and Warm Springs Road along the west and south sides of the site, respectively. The applicant states that the existing patent easements on the site are no longer needed for development and that the vacations of the portions of rights-of-way are necessary to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0897	Vacated and abandoned easements and a portion of right-of-way being La Cienega Street	Approved by BCC	February 2004
UC-23-0896	Recreational facility with waivers for reduced parking, increased retaining wall height, increased building height, access to a local street, modified street standards, and reduced throat depth	Approved by BCC	February 2004
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1346-99 (ET-0480-00)	First extension of time for a zone change from R-E to C-1 zoning for a banquet facility and convention pavilion with a use permit for a recreation center - use permit expired	Approved by BCC	January 2001
ZC-1346-99	Zone change from R-E to C-1 for a banquet facility and convention pavilion with a use permit for a recreation center	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Single-family residential
South	Neighborhood Commercial	CP	Office complex
East	Business Employment	CP	Undeveloped
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
UC-25-0382	A use permit, waivers of development standards, and a design review for a gas station and retail store is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Expunge VS-23-0897;
- Satisfy utility companies' requirements.

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for La Cienega Street;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH #320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 177-04-801-038

PROPERTY ADDRESS/ CROSS STREETS: North of Warm Springs Road and east of La Cienega Street

DETAILED SUMMARY PROJECT DESCRIPTION

Project scope includes proposed QuikTrip gas station which consists of a +/-6,445 SF building, gas station pumps with canopy, parking stalls, curb, parking islands and landscape, and dumpsters.

PROPERTY OWNER INFORMATION

NAME: Schneider Family Trust and Schneider Stephen TRS

ADDRESS: 12 Quail Run Road

CITY: Henderson

STATE: NV ZIP CODE: 89014

TELEPHONE: (303)248-0430 CELL N/A EMAIL: mtalcott@quiktrip.com

APPLICANT INFORMATION (must match online record)

NAME: QuikTrip Corporation

ADDRESS: 4705 S 129th East Avenue

CITY: Tulsa

STATE: OK ZIP CODE: 74134 REF CONTACT ID # N/A

TELEPHONE: (303)248-0430 CELL N/A EMAIL: mtalcott@quiktrip.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn (Taylor Erdmann)

ADDRESS: 6671 S Las Vegas Boulevard, Suite 320

CITY: Las Vegas

STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A

TELEPHONE: (702)786-1841 CELL N/A EMAIL: taylor.erdmann@kimley-horn.com

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

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

Stephen Schneider, Trustee
Property Owner (Signature)

Stephen Schneider
Property Owner (Print)

2-7-25
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☒ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) VS-25-038

PC MEETING DATE _____

BCC MEETING DATE 2-7-25

TAB/CAC LOCATION Enterprise

ACCEPTED BY MH

DATE 5-6-25

FEES \$1,200

DATE 6-11-25

Kimley»Horn

May 06, 2025

VIA ELECTRONIC SUBMITTAL
CLARK COUNTY MAPPING

500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter
QuikTrip 7238 (APR: 25-100088)
APN: 177-04-801-038

To Whom It May Concern,

Kimley-Horn represents QuikTrip Corporation (the "Applicant") for the project referenced above. The proposed project is located northeast of the intersection of Warm Springs Road and La Cienega Street. The project site is approximately ± 2.0 acres and is currently undeveloped within site Assessor Parcel Number 177-04-801-038.

The applicant is requesting a 5' wide vacation of Right-of-Way along both Warm Springs Road & La Cienega Street adjacent to APN: 177-04-801-038 to adhere to current Clark County Title 30 standards.

The applicant is requesting to vacate the existing 33' wide patent easement located along the east and north property lines.

The applicant would like to expunge the existing vacation (VS-23-0897) that was previously approved and for the vacations requested herein to be approved in its place.

Thank you in advance for your time and consideration. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com with any additional questions or concerns.

Thank You,



Taylor Erdmann, P.E.
Kimley-Horn
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

USE PERMIT for a gas station.

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone.

Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise.
MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a driveway along La Cienega Street to 45 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 76% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Commercial development consisting of a gas station and retail store with a restaurant
- Number of Stories: 1
- Building Height (feet): 20 (retail and restaurant building)/21 (fuel canopy)
- Square Feet: 4,996 (retail and restaurant building)/7,552 (fuel canopy)
- Parking Required/Provided: 27/31
- Sustainability Required/Provided: 7/5

Site Plans

The plans depict a gas station with a restaurant and retail building, with site access provided by 2 commercial driveways along La Cienega Street on the west side of the site and an additional commercial driveway along Warm Springs Road on the south side of the site. The restaurant and retail building is located in the northern portion of the site, with drive aisles around all sides of

the building to facilitate on-site vehicular traffic. The gas station is located in the southern portion of the site and features 16 gas pumps. The fuel canopy is set back 173 feet from the adjacent residential zoning district to the north. Parking is provided along the south, east, and west sides of the restaurant and retail building, and meets the parking requirements of Title 30. The trash enclosure is located along the east property line, set back 149 feet from the north property line. A pedestrian walkway connects the parking areas on the south and west sides of the building to the building entrance.

Landscaping

The plans depict detached sidewalks with 2 landscape strips along both Warm Springs Road and La Cienega Street. The street landscaping consists of large and medium trees, shrubs, and groundcover in compliance with Title 30 standards. An 8 foot high decorative screen wall and a 15 foot wide landscape area with a double row of evergreen trees spaced 20 feet apart on center is provided along the north property line in accordance with the buffering and screening requirements of Title 30. A 29 foot wide landscape area with trees and shrubs is provided along the east property line. Landscape islands are also provided throughout the parking area, featuring a variety of trees and shrubs.

Elevations

The plans depict a 20 foot high restaurant and retail building with a variable roofline. The building façade features stone and aluminum finishes with red, brown, and grey coloration. The front of the building features storefront doors and windows, with awnings provided over the entry doors, as well as all windows on the building. The plans also depict a fuel canopy reaching a peak height of 21 feet.

Floor Plans

The plans depict a 4,996 square foot restaurant and retail building, featuring restrooms, coolers, a freezer, service counter, workrooms, and closet. Half of the floor area is retail space and half is dedicated restaurant space. The plans also depict a 7,552 square foot fuel canopy with a total of 16 fuel pumps.

Applicant's Justification

The applicant states that the use permit for the gas station is necessary since the fuel canopy will be located within 200 feet of a residential zone. The applicant adds that the departure distance reduction will allow for the full access driveway to be 148 feet south of the existing residential properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0897	Vacated and abandoned easements and a portion of right-of-way being La Cienega Street	Approved by BCC	February 2004
UC-23-0896	Recreational facility with waivers for reduced parking, increased retaining wall height, increased building height, access to a local street, modified street standards, and reduced throat depth	Approved by BCC	February 2004

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1346-99 (ET-0480-00)	First extension of time for a zone change from R-E to C-1 for a banquet facility and convention pavilion with a use permit for a recreation center - use permit expired	Approved by BCC	January 2001
ZC-1346-99	Reclassified from R-E to C-1 zoning for a banquet facility and convention pavilion with a use permit for a recreation center	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Single-family residential
South	Neighborhood Commercial	CP	Office complex
East	Business Employment	CP	Undeveloped
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
VS-25-0383	A vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permit**

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

The proposed gas station canopy is located 173 feet away from the adjacent residential development to the north where a 200 foot minimum separation is required per Title 30. While staff can appreciate the buffering and screening provided by the applicant, which will help mitigate the intensity of the proposed uses, staff finds that the location of the fuel canopy may still have adverse impacts on the adjacent residences. The proposed gas station is inconsistent

with Enterprise specific Policy EN-1.1 of the Master Plan, which seeks to preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development and standards for transitioning from higher intensity uses. Staff finds that a smaller fuel canopy could be proposed to meet the required 200 foot setback from a residential zoning district, which would provide a smoother transition from the residential neighborhood to other commercial developments in the area. For these reasons, staff cannot support this request.

Waiver of Development Standards

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

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 vehicles and pedestrians to access and traverse the site safely. The gas station is easily accessible from the driveway along Warm Springs Road and the southern driveway along La Cienega Street. The parking layout makes access to the restaurant and retail building convenient for customers, with an additional drive aisle along the north side of the site that will help alleviate potential traffic on the southern portion of the site. The proposed landscaping meets the requirements of Title 30 while enhancing the visual appeal of the development. However, since staff is unable to support the use permit and waiver of development standards associated with this application, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in departure distance for the southern commercial driveway on La Cienega Street since this is a self-imposed hardship. The driveway on Warm Springs Road and the northern driveway on La Cienega Street provide significant site circulation without creating the potential conflicts having the third driveway so close to the intersection.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for La Cienega Street;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0200-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH #320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 177-04-801-038

PROPERTY ADDRESS/ CROSS STREETS: North of Warm Springs Road and east of La Cienega Street

DETAILED SUMMARY PROJECT DESCRIPTION

Project scope includes proposed QuikTrip gas station which consists of a +/-6,445 SF building, gas station pumps with canopy, parking stalls, curb, parking islands and landscape, and dumpsters.

PROPERTY OWNER INFORMATION

NAME: Schneider Family Trust and Schneider Stephen TRS

ADDRESS: 12 Quail Run Road

CITY: Henderson

STATE: NV ZIP CODE: 89014

TELEPHONE: (303)248-0430 CELL N/A EMAIL: mtalcott@quiktrip.com

APPLICANT INFORMATION (must match online record)

NAME: QuikTrip Corporation

ADDRESS: 4705 S 129th East Avenue

CITY: Tulsa

STATE: OK ZIP CODE: 74134 REF CONTACT ID # N/A

TELEPHONE: (303)248-0430 CELL N/A EMAIL: mtalcott@quiktrip.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn (Taylor Erdmann)

ADDRESS: 6671 S Las Vegas Boulevard, Suite 320

CITY: Las Vegas

STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A

TELEPHONE: (702)786-1841 CELL N/A EMAIL: taylor.erdmann@kimley-horn.com

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

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

Stephen Schneider, Trustee
Property Owner (Signature)

Stephen Schneider
Property Owner (Print)

2-7-25
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☒ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☒ UC
☐ VS
☐ WC

☒ WS
☐ ZC
OTHER _____

APPLICATION # (s) 177-04-801-038

PC MEETING DATE 7-2-25

BCC MEETING DATE Enterprise

TAB/CAC LOCATION Enterprise

ACCEPTED BY MH

DATE 5-8-25

FEES 17,800

DATE 5-11-25

Kimley»Horn

April 22, 2025

VIA ELECTRONIC SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Justification Letter
QuikTrip 7238 (APR: 25-100088)
APN: 177-04-801-038

To Whom It May Concern,

Kimley-Horn represents QuikTrip Corporation (the "Applicant") for the project referenced above. The proposed project is located northeast of the intersection of Warm Springs Road and La Cienega Street. The project site is approximately ± 2.0 acres and is currently undeveloped within site Assessor Parcel Number 177-04-801-038. The applicant is requesting design review and waiver of development standards to allow for the proposed development which includes a gas station and restaurant. This development use is listed as "gas station" and "restaurant and related facilities" as described in Title 30 Development Code (30.03-1).

Design Review

The proposed project consists of a $\pm 5,023$ square feet (SF) building ($\pm 2,511.5$ SF for the gas station and $\pm 2,511.5$ SF for the restaurant) with new sidewalk, curb, drive aisles, parking stalls, landscape islands, and an 8' high CMU decorative screen wall. Other improvements include 16 gas station pumps with a 17' min. to 21' max tall canopy, and trash enclosure. Per Title 30 code, the required parking for a Gas Station is 1 stall per 250 SF, requiring this site to have 10 standard stalls and 1 accessible parking stall. The required parking for a Restaurant is 1 stall per 150 SF, requiring the site to have 17 standard stalls and 1 accessible parking stall. Based on the combined use of this project, there is a total parking stall requirement of 27 standard stalls and 2 accessible stalls. The proposed site provides 31 standard stalls and 2 accessible parking stalls, meeting the required amount of parking stalls. The proposed parking stall count is within the 15% allowed increase of proposed parking stalls per Title 30 Code. Four (4) bicycle parking spots are also provided to meet the Clark County Title 30 Standards. There are no loading spaces as part of this development. An on-site monumental sign will be added near the intersection of La Cienega Street and Warm Springs Road.

New offsite improvements along La Cienega Street include half-street improvements including curb and gutter, detached sidewalk, AC paving, two (2) full-access commercial driveways, and two (2) new streetlights. New offsite improvements along Warm Springs Road include one (1) commercial driveway and two (2) new streetlights. Warm Springs Road has existing curb, gutter, and attached sidewalk. The existing curb and gutter will be protected in place to the east of the site, with new sidewalk, AC paving, and one (1) commercial driveway adjacent to the development. New on-site landscaping will be installed behind back of sidewalk at a maximum spacing of 30 feet on both La Cienega Street and Warm Springs Road. All sidewalk on La Cienega Street and Warm Springs Road will be detached with a 5-foot landscape buffer to meet requirements.

kimley-horn.com

6671 S. Las Vegas Blvd #320, Las Vegas, NV, 89119

(702) 862-3600

Use Permit

The applicant is requesting a use permit per the current Clark County Title Code 30.03.06B5. Per the code requirement, all canopies and fuel pumps shall not be within 200 feet of any residential area. As currently designed, the fuel canopy with fuel pumps for the project is +/- 172 LF away from the north property line adjacent to APN: 177-04-801-031 which is zoned as Residential Single-Family (RS20).

Waiver of Standards

The applicant is requesting to reduce the departure distance from Clark County Area Uniform Standard Drawing (CCAUSD) No. 222.1. Based on the standard drawing, the minimum length from the intersection to the first driveway shall be at least 190 feet. The current design only provides +/-45 LF from the intersection of La Cienega Street and Warm Springs Road to the first driveway. This reduction will allow for the full access driveway to be 148' south of the existing residential properties.

Thank you in advance for your time and consideration. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com with any additional questions or concerns.

Thank You,



Taylor Erdmann, P.E.
Kimley-Horn
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

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

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS5.2 (Residential Single-Family 5.2) Zone. The subject site is proposed for a 6 lot single-family residential subdivision with a density of 4.8 dwelling units per acre. According to the applicant, the zone change is intended to maintain a compatible development pattern with the adjacent properties. Although the subject parcel is adjacent to RS10 zoning to the north and east, it abuts properties zoned RS3.3 to the south and west; thus, creating an appropriate buffer between these subdivisions. The presence of this abutting RS3.3 zoning underscores the appropriateness of this requested zoning change for RS5.2.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-25-0351	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0352	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500086	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Arville Street is a 70 foot wide collector street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS5.2 zoning appropriate for this location.

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0054-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Arville

DETAILED SUMMARY PROJECT DESCRIPTION

6-lot single-family residential subdivision at the northeast corner of Pyle & Arville. Submitting for vacation of patent easement, design review, zone change, waivers, and a tentative map.

PROPERTY/OWNER INFORMATION

NAME: Umer Malik (ZSKSMAZ Township Family Trust)

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

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

[Signature]

Property Owner (Signature)*

Umer Malik

Property Owner (Print)

11-19-24

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER <u> </u>

APPLICATION # (s) ZC-25-0350

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY For AL

DATE

FEES

DATE 6-11-2025



TANEY ENGINEERING

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

April 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Pyle & Arville NEC
APR-25-100118
APN: 177-30-605-003
Justification Letter- Zone Boundary Amendment

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for a Zone Boundary Amendment in support of a proposed 1.25 gross acre, 6-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, Vacation of Patent Easements, and Design Reviews.

Property Information

Proposed Single-Family Residential Subdivision

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. A Tentative Map is requested to allow for the development of a 6-lot single-family residential subdivision with a density of 4.8 dwelling units per acre. The lots range in size from 5,214 square feet to 6,601 square feet, with an average lot size of 5,588 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5 du/ac). Below is a chart showing the Zoning and Planned Land Use of the abutting properties.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 20 (RS20)
North (Semi- Developed)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)
South (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)

2C-25-0350
Page 2 of 3

PLANNER
COPY



West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
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Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS5.2 (Single Family Residential District 5.2). Although the subject parcels abut properties zoned RS3.3 (Rural Estates Residential District 3.3) to the south and west, and RS10 (Single Family Residential District 10) to the north and east it creates a buffer between the RS10 and RS 3.3, there is a development to the southwest that are currently undeveloped. The presence of this abutting RS3.3 zoning, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

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

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements along the north and east sides of the subject parcel. The applicant indicates the easements are no longer necessary for development of the site.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood	(up to 5 du/ac)	RS10	Single-family residential
West	Mid-Intensity Suburban Neighborhood	(up to 8 du/ac)	RS3.3	Single-family residential
South	Low-Intensity Suburban Neighborhood	(up to 5 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0350	A zone change to reclassify 1.25 acres from RS20 to RS5.2 is a companion on this agenda.
WS-25-0351	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500086	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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

DRAFT



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Arville

DETAILED SUMMARY/PROJECT DESCRIPTION

6-lot single-family residential subdivision at the northeast corner of Pyle & Arville. Submitting for vacation of patent easement, design review, zone change, waivers, and a tentative map.

PROPERTY OWNER INFORMATION

NAME: Umer Malik (ZSKSMAZ Township Family Trust)

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

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

[Signature]

Property Owner (Signature)*

Umer MALIK

Property Owner (Print)

11-19-24

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) US-25-0352

ACCEPTED BY [Signature]

PC MEETING DATE

DATE 4-28-2025

BCC MEETING DATE 7-2-2025

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 6-11-2025



TANEY ENGINEERING

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

February 24, 2025

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

**Re: Pyle & Arville NEC
APR-25-100118
APN: 177-30-605-003
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is submitting justification for the following patent easement vacations:

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the north and east boundaries.

Due to the proposed single-family residential development, the patent easements are no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation has been provided with the application for review.

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

Sincerely,

Susan Florian
Land Planner

US-25-0352
PLANNER
COPY

Page 1 | 1

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a single-family detached residential subdivision on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh
(For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along the east property line of Lot 3 to 5.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 183% increase).
- b. Increase the height of a retaining wall along the north property line to 4.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 150% increase).
2. Reduce the back of curb radius at Arville Street to 14 feet where 25 feet is required per Uniform Standard Drawing 201 (a 44% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Single-family residential
- Number of Lots/Units: 6
- Density (du/ac): 4.76
- Minimum/Maximum Lot Size (square feet): 5,214/6,601
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 1,684 to 2,605

Site Plan

The plan depicts a proposed 6 lot subdivision on 1.25 acre property at the northeast corner of Pyle Avenue and Arville Street. The lots range in size from 5,214 square feet to 6,601 square feet with access from Arville Street via a proposed 37 foot wide private street running east to west. A 4.5 foot retaining wall will be located along the north property line and a 5.5 foot high retaining wall will be located along a portion of the east property line.

Landscaping

A 10 foot wide landscape area is proposed along Arville Street and Pyle Avenue. A 5 foot wide detached sidewalk is provided along Arville Street and Pyle Avenue. The plan depicts large trees and shrubs exceeding the minimum required per Title 30.

Elevations

The plans depict six, 2 story detached dwellings, each with 3 elevation types. All 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, cantilevers, off-set rooflines, garage door pattern variety, window casings, lap siding elements and other architectural features including an optional patio cover.

Floor Plans

The plans depict detached dwellings with 3 bedrooms, 2.5 bathrooms, a variety of living spaces. Each home will have a 2 car garage. The floor area of proposed detached dwellings will range from 1,684 to 2,605 square feet.

Applicant's Justification

The applicant states the increase in retaining wall height is necessary due to site development constraints, such as existing roadways and adjacent neighborhoods in relationship to drainage requirements. Retaining walls up to 6 feet are needed to allow the project to meet minimum interior street slopes and maintain drainage patterns. The proposed single-family detached dwellings feature a second floor with a 20 foot front setback. A 37 foot private street is proposed to run east to west from Arville Street in the middle of the property. A waiver for back of curb radius is requested to allow 14 feet where 25 feet is required. The waiver will allow for the curb separation to driveways. The proposed change is negligible considering the small number of homes and low amount of traffic.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0350	A zone change to reclassify 1.25 acres from RS20 to RS5.2 is a companion item on this agenda.
VS-25-0352	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500086	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

This property is already elevated from the surrounding existing single-family detached residential home sites. Arville Street is elevated above the eastern property line and the drainage requirements dictate the need for higher retaining walls and increased finished grades. The proposed retaining wall along the east side of the property and specifically adjacent to Lot 3 will be up to 5.5 feet in height. The adjacent single-family development has a 5 foot wide drainage easement with a concrete pan and existing 6 foot high screen wall. The proposed 5.5 foot high retaining wall and 6 foot high screen wall will be the maximum height at Lot 3 and vary in height towards Pyle Avenue. The 5 foot drainage area provides an additional separation from the existing adjacent homes along the east side of the property.

The retaining wall along the north property line will be 4.5 feet in height with a 6 foot high screen wall on top where there is an existing retaining wall with a 6 foot high screen wall on top. The additional retaining wall increases the existing 2.5 foot retaining wall to 4.5 feet. The adjacent home to the north does have a row of trees that acts as a buffer. Therefore, staff can 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 other architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant is installing full off-sites and all required landscaping along Pyle Avenue and Arville Street. Master Plan Policy 1.3.2 supports a mix of housing options within neighborhoods through a variety of unit sizes. Also, Master Plan Policy 1.3.1 encourages the integration of varied housing models to contribute to a distinct neighborhood identity. The 6 lots of this development and associated limited traffic will not create a detrimental condition to the surrounding area. The plans depict 6 architectural floor plans and elevations that meet design features required by Title 30. A variety of home sizes between 1,684 square feet and 2,605 square feet with a maximum height of 28 feet are consistent with new development in the area. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the back of curb radius (BOR) for the spandrels along Arville Street since this is a self-imposed hardship that could be addressed with a site redesign. Arville Street and Pyle Avenue are collector roads which accommodate a high volume of traffic; therefore, compliance with the standard is of utmost importance. This will ensure that those wishing to gain access to the driveways can do so safely.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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:

- 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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Lot 6 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0054-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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

DRAFT



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Arville

DETAILED SUMMARY PROJECT DESCRIPTION

6-lot single-family residential subdivision at the northeast corner of Pyle & Arville. Submitting for vacation of patent easement, design review, zone change, waivers, and a tentative map.

PROPERTY OWNER INFORMATION

NAME: Umer Malik (ZSKSMAZ Township Family Trust)

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

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

[Signature]

Umer Malik

11-19-24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS/DR-25-035/

ACCEPTED BY [Signature]

PC MEETING DATE

DATE

BCC MEETING DATE 7-2-2025

FEES

TAB/CAC LOCATION Ex'c'p'ise

DATE 6-11-2025



TANEY ENGINEERING

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

April 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: **Pyle & Arville NEC**
APR-25-100118
APN: 177-30-605-003
Justification Letter- WS/DR

WS/DR - 25 - 0351

**PLANNER
COPY**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for Waiver of Development Standards, and a Design Review for a proposed 1.25 gross acre, 6-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. A Tentative Map is requested to allow for the development of a 6-lot single-family residential subdivision with a density of 4.8 dwelling units per acre. The lots range in size from 5,214 square feet to 6,601 square feet, with an average lot size of 5,588 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5du/ac). A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2).

Arville Street and Pyle Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-6 will be accessed via a 37-foot-wide private street that terminates in a stub-street with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Arville street and Pyle Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 20 (RS20)
North (Semi- Developed)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)
South (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 3.3 (RS3.3)



East (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Waiver of Development Standards – Back-of-Curb Radius

This request is to allow for a 14-foot back-of-curb egress radius to the north and a 16.50- foot back of curb ingress radius to the south where a 25-foot radius is required per Section 30.04.08(2) and Uniform Standard Drawing 201. This deviation is requested so that the curb separation to driveway can be meet. The 14-foot and the 16.50- foot curb radius configuration demonstrates functionality for the parcel in question, it will only be serving a low number of houses. Due to this, the anticipated impact on the surrounding area is expected to be negligible.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 3.8 to the north and 4 feet to the south and 5.5 fill to the east within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 3 for the north and 3.8 to the south and 5 feet to the east but we are asking for 4 feet for the north, 4.5 feet to the south, and 6 feet to the east as a buffer. The excess fill is needed for lots 3 and 4 to ensure adequate drainage of the lots.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.5 -foot-high retaining wall along the entire east property boundary of lot 3, a 5.5 retaining wall along the entire east property boundary, where 3 is allowed. The Cross Sections is showing 4 feet to the north, and 5 feet to the east but we are asking extra as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Design Review – Architecture

This request is for a design review for 5 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,684 square feet to 2,605 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. The max height is 29 as a buffer from finished grade. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. We will be complying with Section 30.02.25.D.3.iv.a where "In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet." Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Square Footage	Stories	Height	Garages
Plan 1684	1,684	2 story	25'- 4 1/4"	2 car garage
Plan 1859	1,859	2 story	25'- 4 1/4"	2 car garage
Plan 2114	2,114	2 story	25'- 4 1/4"	2 car garage
Plan 2054	2,054	2 story	27'-9"	2 car garage

PLANNER COPY



Plan 2308	2,308	2 story	27' - 9"	2 car garage
Plan 2605	2,605	2 story	27' - 9"	2 car garage

Plan Name	Plan Number	Architectural Features
Plan 1684	1,684	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Shutters - Window Trim - Variable Roof Line <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Plan 1859	1,859	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line - Foam Trim - Stone Cap <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Cap <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Plan 2114	2,114	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Shutters - Window Trim - Variable Roof Line <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Plan 2054	2,054	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Entry - Variable Roof Line

PLANNER
COPY



		<p>Rear Elevation:</p> <ul style="list-style-type: none">- Covered Patio- Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim
Plan 2308	2,308	<p>Front Elevation:</p> <ul style="list-style-type: none">- Window Trim- Covered Entry- Variable Roof Line <p>Rear Elevation:</p> <ul style="list-style-type: none">- Covered Patio- Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim
Plan 2605	2,605	<p>Front Elevation:</p> <ul style="list-style-type: none">- Window Shutters- Window Trim- Variable Roof Line- Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none">- Covered Patio- Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none">- Variable Roof line- Window Trim

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

Sincerely,

Susan Florian
Land Planner

PLANNING
COPY

07/02/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS;

TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh
(For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,214/6,601

Project Description

The plan depicts a proposed 6 lot subdivision on 1.25 acre property at the northeast corner of Pyle Avenue and Arville Street. The lots range in size from 5,214 square feet to 6,601 square feet with access from Arville Street via a proposed 37 foot wide private street running east to west. A 10 foot wide landscape area is proposed along Arville Street and Pyle Avenue. A 5 foot wide detached sidewalk is provided along Arville Street and Pyle Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0350	A zone change to reclassify 1.25 acres from RS20 to RS5.2 is a companion item on this agenda.
WS-25-0351	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0352	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Lot 6 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue; 35 feet to the back of curb for Arville Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list is required from the Combine Fire Communications Center.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0054-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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

DRAFT



Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 177-30-605-003

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Arville

DETAILED SUMMARY PROJECT DESCRIPTION

6-lot single-family residential subdivision at the northeast corner of Pyle & Arville. Submitting for vacation of patent easement, design review, zone change, waivers, and a tentative map.

PROPERTY OWNER INFORMATION

NAME: Umer Malik (ZSKSMAZ Township Family Trust)

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

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

[Signature]

Property Owner (Signature)*

Umer Malik

Property Owner (Print)

11-19-24

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☒ TM

☐ WC

OTHER

APPLICATION # (s) TM-25-500086

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY [Signature]

DATE

FEES

DATE 6-11-2025



TANEY ENGINEERING

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

April 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Pyle & Arville NEC
APR-25-100118
APN: 177-30-605-003
Justification Letter- Tentative Map

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is respectfully submitting justification for a Tentative Map for a proposed 1.25 gross acre, 6-lot single-family residential subdivision.

Tentative Map

The subject site is 1.25 gross acres and located east of Arville Street and north of Pyle Avenue. A Tentative Map is requested to allow for the development of a 6-lot single-family residential subdivision with a density of 4.8 dwelling units per acre. The lots range in size from 5,214 square feet to 6,601 square feet, with an average lot size of 5,588 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood up to 5 du/ac). A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2).

Arville Street and Pyle Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-6 will be accessed via a 37-foot-wide private street that terminates in a sub-street with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Arville street and Pyle Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 20 (RS20)
North (Semi- Developed)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)
South (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 3.3 (RS3.3)

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PLANNER
COPY



East (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 10 (RS10)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

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

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

