ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center
9855 Gilespie Street
Las Vegas, NV 89183
August 27, 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	Barris Kaiser, Vice Chair
	Kaushal Shah	Chris Caluya
	Andy Toulouse	
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.

III. Approval of Minutes for August 13, 2025. (For possible action)

IV. Approval of the Agenda for August 27, 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)

VI. Planning and Zoning

1. **UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action) **09/16/25 PC**

2. **VS-25-0538-215 PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action) **09/16/25 PC**

3. **PA-25-700032-BLUE RAIN PARTNERS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

4. **ZC-25-0527-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

5. **VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **09/16/25 PC**

6. **WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** waive offsites improvements (streetlights); and **4)** reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

7. **TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK**
TENTATIVE MAP consisting of 99 single-family detached lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

8. **PA-25-700033-ALL INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

9. **ZC-25-0552-ALL INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

10. **VS-25-0553-ALL INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action) **09/16/25 PC**

11. **WS-25-0554-ALL INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height. **DESIGN REVIEW** for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

12. **TM-25-500138-ALL INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

13. **PA-25-700035-A & A III, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.47 acres. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**

14. **ZC-25-0562-A & A III, LLC:**
ZONE CHANGE to reclassify 2.47 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**

15. **VS-25-0563-A & A III, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street, and between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). MN/rg/cv (For possible action) **09/16/25 PC**

16. **WS-25-0564-A & A III, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: **1)** reduce street landscaping; and **2)** reduce street width.
DESIGN REVIEW for a single-family residential development on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**

17. **TM-25-500141-A & A III, LLC:**
TENTATIVE MAP consisting of 22 single-family residential lots and common lots on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**

18. **PA-25-700036-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres.
Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action) **09/16/25 PC**

19. **ZC-25-0571-USA:**
ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise(description on file). JJ/rk (For possible action) **09/16/25 PC**

20. **WS-25-0573-USA:**
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

21. **PUD-25-0572-USA:**
PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

22. **TM-25-500142-USA:**
TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

23. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **09/17/25 BCC**

24. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **09/17/25 BCC**

25. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/17/25 BCC**

26. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/17/25 BCC**

VII. General Business

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

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: September 10, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Silverado Ranch Community Center – 9855 Gilespie Street
Clark County Government Center – 500 S. Grand Central Pkwy
https://notice.nv.gov

Enterprise Town Advisory Board

August 13, 2025

MINUTES

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

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

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

Matt Young, Current 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 July 30, 2025 (For possible action)

Motion by Barris Kaiser
Action: **APPROVE** Minutes as published for July 30, 2025
Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for August 13, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) /Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
   - Please join Commissioner Justin Jones and Clark County for the Grand Opening Celebration of Fire Station 39.
     There will be a free pancake breakfast, music, firefighter demonstrations, vendors, kids' activities, and dunking Fire Chief Samuels and County Commissioner Jones.
     Saturday August 16, 2025
     9 am to 12 pm
     6855 Raven Ave Las Vegas, NV 89113

VI. Planning & Zoning

1. **VS-25-0504-WOW BUILD CO ONE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Blue Diamond Road and Bob Fisk Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **09/02/25 PC**

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

2. **WS-25-0476-MACKOVSKI ALEXANDER:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved single-family residential subdivision on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Agate Avenue and west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **09/02/25 PC**

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

3. **WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Gilespie Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action) **09/02/25 PC**

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

4. **PA-25-700030-DM PYLE 2.50, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action) **09/02/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

5. **ZC-25-0513-DM PYLE 2.50, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

6. **VS-25-0514-D M PYLE 2 50 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **WS-25-0515-D M PYLE 2 50, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce back of curb radius.
DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **TM-25-500127-DM PYLE 2 50, LLC:**
TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action) **09/02/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGES** for the following: **1)** reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback.
DESIGN REVIEW for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

13. **TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

14. **ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** multi-family residential development for senior housing; and **2)** alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action) **09/03/25 BCC**

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

15. **VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessouri Street within Enterprise (description on file). JJ/mh/kh (For possible action) **09/03/25 BCC**

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

16. **WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action) **09/03/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: Eliminate two parking spaces northwest in front of Building A

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

17. **ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action) **09/03/25 BCC**

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

18. **VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action) **09/03/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: 5 foot easement for landscaping behind the sidewalk on all lots on Pioneer
Motion **PASSED** (4-0) /Unanimous

19. **WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Conditions:

- 5 ft easement for landscaping behind the sidewalk on all lots on Pioneer
- Ass 2 architectural features in addition to plans presented for elevations along Warm Spring Road.

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

20. **TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: 5 ft easement for landscaping behind the sidewalk on all lots on Pioneer
Motion **PASSED** (4-0) /Unanimous

21. **ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:**
ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action) **09/03/25 BCC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /**NAY** - Kaiser

22. **WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative fence along a street; **2)** increase fence height; **3)** eliminate and reduce buffering and screening; **4)** modify residential adjacency standards; **5)** reduce drive aisle width; **6)** reduce throat depth; and **7)** waive full off-site improvements.
DESIGN REVIEW for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /**NAY** - Kaiser

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be August 27, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Barris Kaiser
Action**: ADJOURN** meeting at 7:59 p.m.
Motion **PASSED** (4-0) /Unanimous

09/16/25 PC AGENDA SHEET

1

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:

USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone.

Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:
177-32-101-030

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 3377 Cactus Avenue
- Site Acreage: 1.16 ptn.
- Project Type: Communication tower
- Structure Height (feet): 75

Site Plan
The plan indicates that the subject property is located on the south side of Cactus Avenue and 370 feet west of Dean Martin Drive. There is an existing commercial development located on the property. The plan depicts a proposed communication tower with associated equipment located within a 32 foot by 15 foot enclosed area on the southwest corner of the site within the existing landscape area. The compound will be accessed via an access easement running from Cactus Avenue to the proposed compound.

The tower is adjacent to a multi-family residential development located to the south and west, 25 feet and 8 feet from the south and west property lines, respectively.

Landscaping
The plan depicts that the existing landscaping will be reconfigured to match the originally approved plans for the site (ZC-22-0441) consisting of 24 inch box large evergreen trees.

DRAFT

Elevations

The plans depict a 75 foot high monopole communication tower. Ground equipment will be enclosed within an 8 foot high CMU wall compound. The tower will be structurally designed to accommodate more than 1 antenna array. It will be painted with a color generally matching the surroundings to minimize its visibility.

Applicant's Justification

The applicant states this area of the Las Vegas valley has inadequate cellular coverage due to the vast residential developments with limited commercial parcels to choose from, unimproved vacant land with no utilities, and underlying BLM owned parcels. These factors have made it difficult to locate a site that will meet the required residential setbacks and provide the necessary heights needed to improve coverage and technology in this area. With the continued growth in the area of Dean Martin Drive & Cactus, communications will need to improve to meet the demand of residential, commercial and potentially future hotel operations in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-24-0627	Design review for a freestanding sign	Approved by PC	February 2025
WS-23-0537	Waived cross-access and landscaping requirements	Approved by BCC	August 2023
VS-22-0442	Vacated and abandoned a portion of right-of-way being Cactus Avenue to accommodate the required detached sidewalk and vacate patent easements	Approved by BCC	September 2022
ZC-22-0441	Zone change, use permit, waivers of development standards, and design review to reclassify the site from R-E to C-1 for a commercial development	Approved by BCC	September 2022
PA-21-700005	Re-designated the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC)	Adopted by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail center
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	CG	Restaurant

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that although the setback from the proposed tower to the adjacent residential property is 9 feet, the nearest residential building is approximately 75 feet from the communication tower. However, Title 30 requires that the proposed communication tower be set back approximately 135 feet from a residential development. A 75 foot high tower only 9 feet from the existing residential development may have a negative impact on the adjacent residential areas. Staff finds that a location farther away from residential uses could still provide cellular services to the immediate community. Staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff finds that the proposed communication tower design and colors are appropriate. However, due to the proposed location of the tower and its proximity to the adjacent residential development, staff cannot support the requested design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license for the proposed development area shall not be issued without approval of a Certificate of Compliance to ensure consistency with previously approved plans.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) 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;

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

Public Works - Development Review

- 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 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: CENTERLINE
CONTACT: CENTERLINE, 1355 W. UNIVERSITY, FLOOR 2, MESA, AZ 85201

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0505

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

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

Date: 7/30/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 8/19/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

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

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 1/7/25

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 177-32-101-030

PROPERTY ADDRESS/ CROSS STREETS: 3377 W. Cactus Ave., Las Vegas, NV 89141

DETAILED SUMMARY PROJECT DESCRIPTION

Request to allow AT&T to construct a new 75' telecommunications tower and equipment shelter on 3377 W. Cactus Ave., Las Vegas, NV 89141

PROPERTY OWNER INFORMATION

NAME: Henderson Hills Las Vegas, LLC
ADDRESS: 12672 Limonite Ave., Suite 3E 312
CITY: Eastvale STATE: CA ZIP CODE: 92880
TELEPHONE: 909-292-8365 CELL _____ EMAIL: Kimash947@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: AT&T
ADDRESS: 6750 Via Austi Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Sharon Beesley - Centerline Communications
ADDRESS: c/o AT&T 6750 Via Austi Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-743-5383 CELL 702-743-5383 EMAIL: sbeesley@clinellc.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.

Kimberly Ashlock
Property Owner (Signature)*

Kimberly Ashlock - Henderson Hills Las Vegas LLC
Property Owner (Print)

4-9-25
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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

June 24, 2025

Clark County Current Planning
Department of Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada
(702) 455-4314

RE: Request for a Use Permit/Design Review for AT&T Mobility proposed telecommunications project NVL00681 located 3377 W. Cactus Avenue, Las Vegas, NV 89141 (APN: 177-32-101-030)

This is a request to allow AT&T to construct a new 75ft telecommunications tower 3377 W. Cactus Avenue, Las Vegas, NV 89141 (APN: 177-32-101-030). AT&T is proposing to install antennas on a monopole structure. The parcels planned land use is CG (Commercial General).

This geographical location is a difficult area to provide cellular coverage in the valley due to residential housing, setbacks, small parcels with limited parking that limit placement on certain parcels and the proximity of existing coverage and to not overlap and create redundant coverage.

AT&T believes this project meets all basis of approval based on Title 30.03.08B2:

(a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower than 80 feet shall be designed to accommodate at least 3 antenna arrays.

The tower will be structurally capable of and designed to handle more than one array and up to two or three telecommunications antennas.

(b) Any facility that does not have a permanent staff assigned to it shall meet the following standards:

(1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

(2) ***Ground -level equipment, buildings, and the tower or antennas base shall be screened to prevent visibility from an area submit to € 30.04.06, Residential Adjacency.***

AT&T will provide a 8ft cmu wall to surround their equipment. The cmu wall will be constructed a distance of approximately 239 ft. from the street to minimize the visual impact of the equipment. The ground lease area will accommodate other carriers. Once all carriers' equipment is installed, a cmu block wall will surround the entire ground leased area.

(c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

The communication tower shall be designed to be painted to match the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.

No signals, lights or signs shall be permitted on towers unless required by the Federal Communications Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign. No signals, lights or signs will be placed on the tower unless required by the FCC.

(d) No tower shall be more than 80 feet in height unless located in a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

The tower will not exceed 80 feet in height.

(e) Any tower shall meet the following setbacks:

(1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20- feet from any area subject to € 30.04.06, Residential adjacency.

The tower will not be located within a public utility substation.

(2) Any tower not located within a public utility substation shall be 40 feet from any street.

The leading outer edge of the tower's antennas will be located 239'-6" from W. Cactus Avenue to the north.

(3) Any tower not located within a public substation shall be set back from any residential development on a separate property as follows:

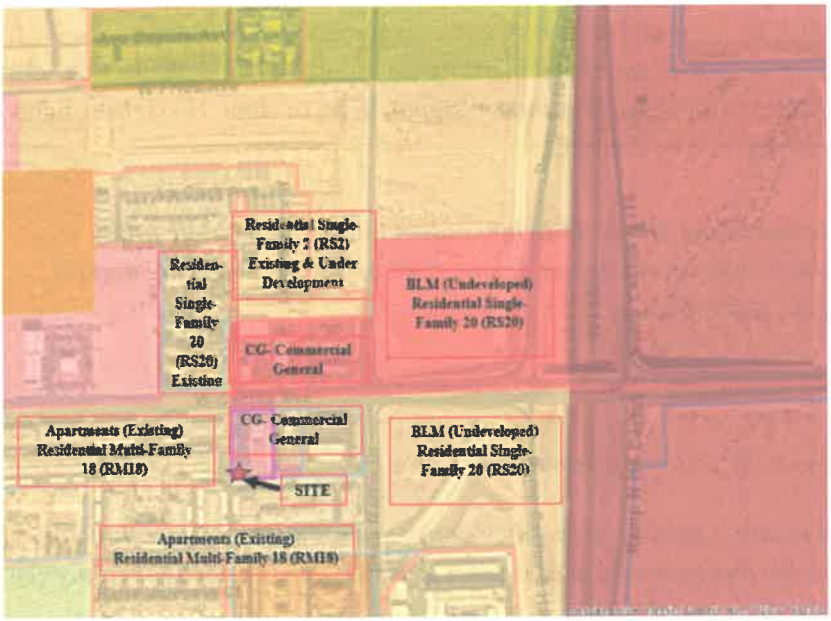
- ***(I) If the subject lot or parcel is less than 2.5 acres or greater, the tower shall be set back 200% of the height of the tower.***
- ***(II) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.***
- (III) ***However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.***

The 75' tower base will be located 8'-8" from the leading outer edge of the tower's antenna to the west residential property line and 25' from the leading outer edge of the tower's antenna to the south residential property. We are requesting a use permit for the 140'residential setback requirement.

AT&T's proposed 75' Monopole Tower is being pursued because there are no existing facilities to co-locate on in the area or buildings with the available heights necessary for AT&T's communication grid, landlord interest, site location, and the ability to locate a new facility while minimizing the impact to the surrounding area.

The Southern Highlands area of the Las Vegas valley has been difficult to provide cellular coverage due to the immense residential development with limited commercial parcels to choose from, unimproved vacant land with no utilities, and underlying BLM owned parcels. These factors have made it difficult to locate a site that will meet the required residential setbacks and provide the necessary heights needed to improve coverage and technology in this area. With the continued growth in the area of Dean Martin Drive & Cactus, communications will need to improve to meet the demand of residential, commercial and potentially future hotel operations in the area.

Below please find an overview of the area citing the proposed site location and zoning classifications for your further reference.



The subject parcel (zoned Commercial General - CG) was the most viable property for the proposed site in this area because of its commercial zoning designation, landlord interest and it provided enough physical space in a landscaped island in the rear of the parcel to accommodate a multi-carrier site. The proposed site meets the setback requirement to the north and east, in addition to the 40' setback from any street (W. Cactus Ave.).

However, AT&T needs to request a Use Permit for the residential setback requirement to the south and east (150' required in this case) because the tower will be located 25' measured from the edge of the antennas to the south property line and to 8'- 8" measured from the edge of the antennas to the west property line, however, these two sides of the parcel are surrounded by existing apartment buildings zoned Residential Multi-Family 18 (RM18) as opposed to single family homes.

While researching a location for a new communication facility we looked at the CG zoned parcels directly across the street (north side of W. Cactus Ave.), however the parcel did not offer enough physical space for a new communication facility that could meet residential setbacks without impacting parking ratios, not meeting the 40-foot setback requirement from any street (Cactus) or interfering with the primary use of the parcel (i.e. existing buildings, gas pumps in the way, etc.). A new communication facility on the CG zoned parcels would be too close to the single family homes so AT&T did not consider the CG zoned parcels as suitable properties for a new cell tower.

In contrast, our proposed site location (south side of W. Cactus Ave.) is adjacent to apartment renters, who typically prioritize good cell and internet service when choosing an apartment home to rent. The proposed site would also be setback 239'-6" feet from W. Cactus Ave. and approximately 350' from these single-family homes across Cactus to the north and would not cause any substantial, demonstrable negative aesthetic effect to views from these single-family homes and gateway into the Southern Highlands community.

The new facility will provide fill in a gap in coverage and greatly improve coverage to the Dean Martin and Cactus area.

(4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located with a cluster of other towers.

There are no towers within 600' of the proposed tower.

Per Clark County Development Code Title 30, AT&T is requesting a Use Permit for the setbacks from the residential properties to the west and south.

AT&T believes this request for a Use Permit/Design Review is a thought-out project taking in design and placement to minimize the impact. We respectfully request that staff review the attached drawings. If you should have any questions or additional comments, please contact me at (702) 743-5383.

Thanking you in advance for your consideration.

Sharon Beesley

Sharon Beesley, Centerline
sbeesley@clinellc.com/702-743-5383

09/16/25 PC AGENDA SHEET

2

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0538-215 PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-501-001 through 176-19-501-003

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of easements and portions of rights-of-way to facilitate the development of the site and to provide detached sidewalks along Grand Canyon Drive and Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-25-900160	Minor deviation for revised plans for NZC-23-0239 and TM-23-500068	Approved by ZC	March 2025
VS-23-0240	Vacate and abandon easements and portions of rights-of-way	Approved by BCC	August 2023
NZC-23-0239	Zone change from R-E (RNP-I) to R-1 and from R-E (RNP-I) to R-2, design reviews for single-family residential development, hammerhead street design, and finished grade, and waivers for wall height, accessory structure height, alternative street landscaping, eliminate landscaping adjacent to a less intensive use, and off-site improvements (streetlights)	Approved by BCC	August 2023

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500068	Tentative map for 34 single-family residential lots	Approved by BCC	August 2023
ET-400283-07 (VS-1025-05)	First extension of time for the vacation of right-of-way - expired	Approved by PC	October 2007
ZC-1026-05	Reclassified the project site from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-1025-05	Vacated a portion of right-of-way being Park Street - expired	Approved by PC	September 2005

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	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP) & RS3.3	Single-family residential
East	Open Lands	RS3.3	Single-family residential

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements 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-23-0240;
- 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

DRAFT

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: MICHAEL MARKVAN
CONTACT: DIU ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0538

2A

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

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

Date: 8/27/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 2/20/25

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-19-501-001, -002, and -003

PROPERTY ADDRESS/ CROSS STREETS: West Pebble Raod and South Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation
of rights-of-way for detached sidewalks along Grand Canyon Drive and Pebble Road and patent easements for full development

PROPERTY OWNER INFORMATION

NAME: 215 Properties, LLC
ADDRESS: 6345 South Jones Blvd, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc./ Michael Markvan
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 702-635-3608 CELL _____ EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.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)* 215 Properties LLC — Property Owner (Print) Alan L Isaacson Managing Member — Date 5/29/2025

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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

June 3, 2025

Clark County Comprehensive Planning
Planning and Zoning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Pebble Park South
Vacation Justification Letter
APNs 176-19-501-001 thru 003

Dear Sir/Madam:

On behalf of our Client, D.R. Horton, DHI Engineering respectfully request the vacation of BLM patent easements and public right-of-way. The public right-of-way vacation is to accommodate the detached sidewalks along Grand Canyon Drive and Pebble Road. The other right-of-way vacation is Park Street within the project due to existing neighbor request and approved prior. We will provide a public turnaround at the terminist for Park Street. These vacations are needed to develop the site fully.

Lastly, we would like to expunge the existing vacation on file VS-23-0240. The vacation as noted in VS-23-0240 is now included with this vacation package.

We appreciate your review and approval. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

09/16/25 PC AGENDA SHEET

3

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700032-BLUE RAIN PARTNERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres.

Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030

EXISTING LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 14.19
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is compatible with the surrounding area since similar density subdivisions exist in the area. Additionally, the request will not have any substantial adverse effect on the surrounding public facilities and services. The request will also allow for diverse housing options, and thus, meet Goal 1.1 of the Master Plan that promotes providing opportunities for housing options to meet the needs of residents of all ages, income levels, and abilities.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120 (ZC-17-1086)	First extension of time to reclassify 27.5 acres of the subject site to C-2 for a shopping center - expired	Approved by BCC	October 2021

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-1087	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use	H-2 & RS20	Undeveloped
West	Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0527	A zone change to reclassify the site from H-2 and RS20 to RS3.3 is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
WS-25-0529	A waivers of development standards and design review for a single-family residential development that also includes APN 176-22-701-034 to the south is a companion item on this agenda.
TM-25-500130	A tentative map for 99 single-family residential lots that also includes APN 176-22-701-034 to the south 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 Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. 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. The request for the Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. There are existing examples of single-family residential developments located adjacent to or near Blue Diamond Road farther west. The proposed Mid-Intensity Suburban Neighborhood (MN) land use category would allow for a lower intensity use, as opposed to the existing Corridor Mixed-Use (CM) land use category, adjacent to the Neighborhood Protection (RNP) Overlay properties to the south. Therefore, the request complies with Policy 1.5.2 of the Master Plan which encourages minimizing future conflicts with higher intensity development planned on sites adjacent to RNP areas. The MN land use category also allows for a transition between a busy state highway (Blue Diamond Road) and the RNP areas to the south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

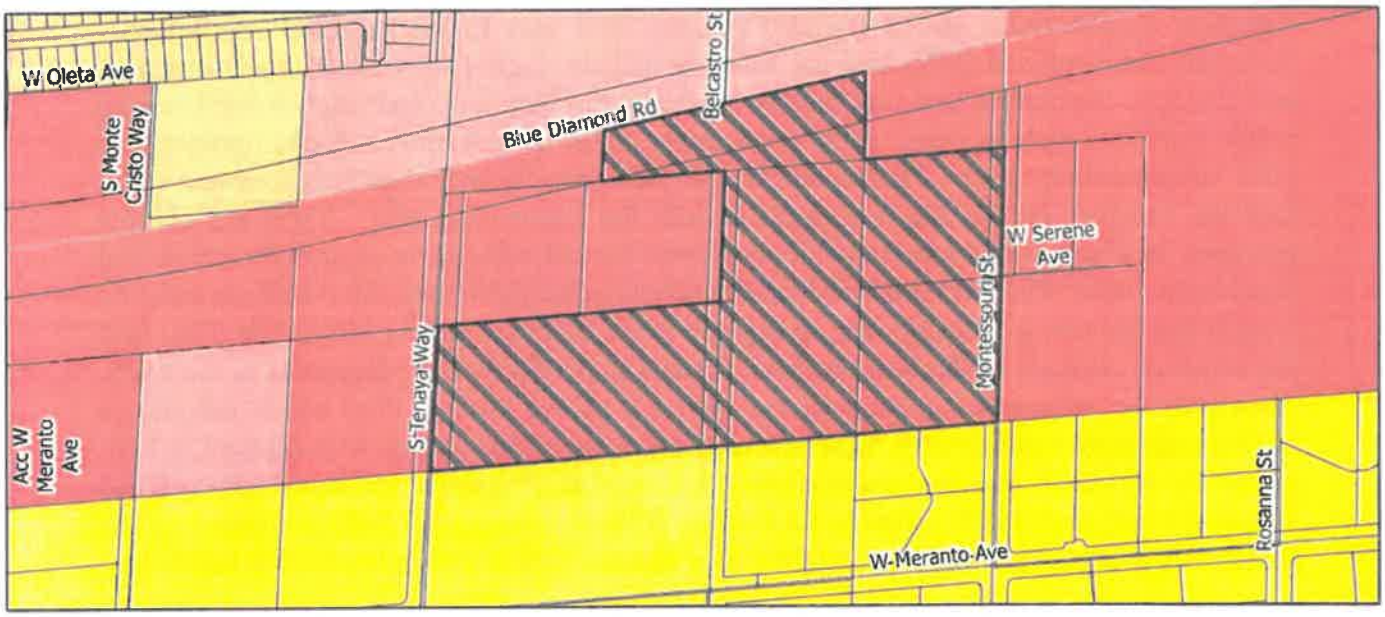
TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD S. , SUITE 320, LAS VEGAS, NV 89119

DRAFT

Planned Land Use Amendment
PA-25-700032

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)
- Requested Area To Change
- Planning Areas

Enterprise
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N

0 150 300 Feet

Map created on: July 30, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

09/16/25 PC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0527-BLUE RAIN PARTNERS, LLC:

ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 14.19
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the proposed RS3.3 zoning offers a more appropriate transition correlating with the surrounding zoning. Additionally, the request will not have any substantial adverse effect on the surrounding public facilities and services.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555	Vacated and abandoned easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120 (ZC-17-1086)	First extension of time to reclassify 27.5 acres of the subject site to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087	Vacated and abandoned easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use	H-2 & RS20	Undeveloped
West	Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700032	A plan amendment to redesignate the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
WS-25-0529	A waivers of development standards and design review for a single-family residential development that also includes APN 176-22-701-034 to the south is a companion item on this agenda.
TM-25-500130	A tentative map for 99 single-family residential lots that also includes APN 176-22-701-034 to the south is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning on the site is compatible with the surrounding area. There are existing examples of single-family residential developments located adjacent to or near Blue Diamond Road farther west. The proposed RS3.3 zoning allows for a transition between a busy state highway (Blue Diamond Road) and the Neighborhood Protection (RNP) Overlay properties to the south. Similar examples of RS3.3 zoning being used to buffer RNP areas in the vicinity are located to the north of Blue Diamond Road. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2025 to obtain your POC exhibit; and tha flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-22-601-026 , 031 , 032 ; 176-22-699-013 , 017 ; 176-22-701-001 , 030 ; 176-22-799-014 , 015

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment application in support of proposed subdivision comprised of 100 single-family, detached residential units

PROPERTY OWNER INFORMATION

NAME: Blue Rain Partners LLC
ADDRESS: 9500 Hillwood Dr, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 E. Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)240-5605 CELL (661)220-0587 EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley - Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL (480)710-4993 EMAIL: _____

*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
[signature]	KHUSROW ROOHANI	05/05/25

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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Kimley»Horn

June 12, 2025

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

RE: Blue Diamond & Tenaya
Justification Letter for Master Plan Amendment (MPA)
APNs: 176-22-701-001 & -030; 176-22-699-013 & -017; 176-22-799-014 & -015; 176-22-601-026, -031, & -032

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Master Plan Amendment (MPA). The subject project is a proposed residential subdivision located south of Blue Diamond Rd and east of Tenaya Way (APNs: 176-22-601-026; 176-22-601-031 & -032; 176-22-701-001 & -030; 176-22-699-013 & -017; 172-22-799-014 & -015) herein referred to as the "Site."

The site currently has a planned land use of Ranch Estate Neighborhood (up to 2 du/ac) and Corridor Mixed-Use (CM) and falls withing the Enterprise Land Use Plan Area. The site is bounded by Blue Diamond Road to the north, Montessouri Street to the east, Meranto Avenue to the south and Tenaya Way to the west. The following land uses are immediately adjacent to the site:

- North: Land Use: Corridor Mixed-Use (CM)
- East: Land Use: Corridor Mixed-Use (CM)
- South: Land Use: Ranch Estate Neighborhood (up to 2 du/ac)
- West: Land Use: Corridor Mixed-Use (CM)

A Master Plan Amendment is being requested to amend the planned land use from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The parcel with APN: 176-22-701-034 will remain unchanged as Ranch Estate Neighborhood (up to 2 du/ac). The requested planned land use of Mid-Intensity Suburban Neighborhood is compatible with the area in that it provides a similar density to subdivisions located around that area. To mitigate any adverse impact to the lower density Ranch Estate Neighborhood developments to the south, the proposed subdivision features 10,000 square foot minimum lots (lots 10-21) adjacent to these properties to the north. This creates a gradual transition from the 20,000 square foot lots to the 3,300 square foot lots. The density of the Mid-Intensity Suburban Neighborhood portion ends up being 6.41 du/ac which is lower than the allowed maximum of 8 du/ac.

The proposed land use will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

Furthermore, the proposed amendment aligns with several of the Countywide Goals and Policies detailed in the Clark County Master Plan, outlined as follows.

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Mid-Intensity use being an appropriate transition from the larger-lot, lower-density uses to the south and the Corridor Mixed-Use and Neighborhood Commercial uses to the north. Being adjacent to the Blue Diamond Road corridor, this will also provide a unique housing density near the major transportation route and commercial services within the corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that embody Clark County's core values, this amendment allows for the Applicant to develop housing models that have been particularly successful in other neighborhoods throughout Clark County. The housing models bring desired architectural styles, welcoming streetscapes and new landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land use. With the existing neighborhood services a short distance away along Blue Diamond Road, the new neighborhood resulting from this amendment would promote connectivity to the existing businesses and the overall integration of the surrounding community (Policy 1.3.3).

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

09/16/25 PC AGENDA SHEET

5

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-22-601-026; 176-22-601-031 through 176-22-601-032; 176-22-701-001; 176-22-701-003; 176-22-701-030; 176-22-701-034

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE – RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The plans show the vacation and abandonment of portions of 3 rights-of-way being Tenaya Way, Belcastro Street, and Montessouri Street. The plans also show the vacation and abandonment of easements within the site. The patent easements and Belcastro Street are being vacated since they are no longer needed for roadway access or utility installation and will now be utilized for a proposed single-family residential development. Rights-of-way being vacated on perimeter of the site are to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555*	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120* (ZC-17-1086)	First extension of time to reclassify 27.5 acres to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087*	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086*	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018
UC-1833-02	Allowed modified residential development standards for Mountain's Edge	Approved by PC	May 2003

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

*APNs 176-22-701-034 & 176-22-701-003 not included
†APNs 176-22-701-034 & 176-22-701-003 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	H-2 & RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-25-700032	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0527	A zone change to reclassify the site from H-2 and RS20 to RS3.3 is a companion item on this agenda.
WS-25-0529	A waivers of development standards and design review for a single-family residential development that also includes APN 176-22-701-034 to the south is a companion item on this agenda.
TM-25-500130	A tentative map for 99 single-family residential lots that also includes APN 176-22-701-034 to the south is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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 Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, 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:

DRAFT

APPLICANT: KIMLEY HORN
CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS, SUITE 240, LAS VEGAS, NV 89119

DRAFT

09/16/25 PC AGENDA SHEET

6

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** waive offsites improvements (streetlights); and **4)** reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030; 176-22-701-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the retaining wall height to 5 feet along the north property lines of Lots 91 and 96 where 3 feet is the maximum height allowed per Section 30.04.03C (a 66.7% increase).
   b. Increase the retaining wall height to 6 feet along the rear property lines of Lots 1 through 3 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2. a. Increase the fill height to 6 feet along the rear property lines of Lots 1 through 3 where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
   b. Increase the fill height to 6 feet along the rear property lines of Lots 1 through 3 where a maximum of 5 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 20% increase).
3. Waive off-sites (streetlights) along Meranto Avenue where required per Section 30.04.08C.
4. Reduce the curb return or spandrel to a minimum of 2 feet for Lots 27, 28, 43, 44, 52, 69, 73, 82, 85 and 90 where 12 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

DRAFT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.19 total/5 (RS20 portion)/14.19 (RS3.3 portion)
- Project Type: Single-family detached residential
- Number of Lots: 99 total/9 (RS20 portion)/90 (RS3.3 portion)
- Density (du/ac): 1.80 (RS20 portion)/6.34 (RS3.3 portion)
- Minimum/Maximum Lot Size (square feet): Gross: 20,000/23,099 (RS20 portion)/ 3,300/11,803 (RS3.3 portion)/Net:16,243/18,996 (RS20 portion)/3,300/11,803 (RS3.3 portion)
- Number of Stories: 1 (RS20 portion)/2 (RS3.3 portion)
- Building Height (feet): 22 (RS20 portion)/29 (RS 3.3 portion)
- Square Feet: 3,479 to 4,019 (RS20 portion)/1,804 to 4,321 (RS 3.3 portion)

Site Plans

The plans depict a proposed 99 lot single-family detached residential subdivision on 19.19 acres. The southern portion of the site along Meranto Avenue, which is currently APN 176-22-701-034, is proposed for 9 lots ranging from 20,000 to 23,099 square feet. This area will remain zoned RS20 (NPO-RNP) with a density of 1.80 dwelling units per acre. The remainder of the site which will be rezoned to RS3.3 is proposed for 90 lots ranging from 3,300 to 11,803 square feet. This portion of the site will have a density of 6.34 dwelling units per acre.

Subdivision access for eastern 6 lots in the RS20 (NPO-RNP) area will be from Street A, a private cul-de-sac, which accesses from Meranto Avenue, a local street. The other western 3 lots will front Tenaya Way, a collector street. The RS3.3 zoned lots will be accessed from Streets B through I, which are 43 foot wide private streets with a 4 foot wide sidewalk along one side. Street B connects to Tenaya Way to the west and Street I connects to Montessouri Street to the east. The curb returns or spandrels for several lots are reduced which is the subject of a waiver request. Twelve lots, located along the south side of Street B, are abutting the NPO-RNP area to the south and are all over 10,000 square feet in accordance with the residential adjacency requirements.

Five foot wide detached sidewalks are provided along Tenaya Way, Meranto Avenue, and Montessouri Street. Full street improvements are provided along those streets, except for streetlights along Meranto Avenue which is the subject of a waiver request. The subdivision features a 6 foot high retaining wall with 6 feet of fill located along the rear of Lots 1through 3 in the southeast corner of the development as well as a 5 foot high retaining wall located at the rear of Lots 91 and 96 which are the subject of waiver requests.

Landscaping

The plans show perimeter street landscaping along Tenaya Way, Meranto Avenue, and Montessouri Street consisting of two, 5 foot wide strips on both sides of a 5 foot wide detached sidewalk. The plan depicts medium trees and shrubs planted every 20 linear feet of street frontage within the landscape strips. Additionally, along Blue Diamond Road a 15 foot wide landscape strip is provided with medium trees and shrubs planted every 20 linear feet of street

frontage within a common element. The plan also indicates shrubs to be planted within several common elements within the interior of the subdivision.

Elevations

The elevations provided show two models for the 1 story homes with a maximum height of 22 feet 2 inches, and three models for the 2 story homes with a maximum height of 29 feet. There are 10 design variations for the 1 story homes and 19 design variations for the 2 story homes. The elevations provided indicate that the RS3.3 zoned area will consist of 2 story homes which is consistent with the existing single-family developments with similar sized lots. The proposed 1 story homes with greater square footage within the RS20 area are also consistent with the type of homes currently located within the RNP areas to the south The exteriors on all four sides of all models consist of contrasting stucco finish, concrete tile roofs, variable rooflines, stucco trim, with optional stone veneer accents, coach lights, shutters, and a variety of garage door styles.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 1 story homes feature 2 floor plans ranging from 3,479 to 4,019 square feet. The 2 story homes feature 5 floor plans ranging from 1,804 to 4,321 square feet. Each home features 2, 3 or 4 bedrooms and a 2 or 3 car garage.

Applicant's Justification

The applicant intends on developing a 99 lot single-family detached subdivision and is requesting several waivers of development standards. The applicant requests to reduce the curb return or spandrel for 10 lots. This is requested to accommodate a 10 foot wide drainage easement which resulted in the driveway clearances for corner lots to be reduced. A waiver is requested to omit streetlights along Meranto Avenue to maintain the character of the surrounding area and match the existing improvements adjacent to the site. Waivers are also requested for up to 6 feet of fill and a 6 foot retaining wall along the rear property lines of Lots 1 through 3 due to existing terrain and the required lot and site drainage constraints. Additionally, a waiver is requested to allow a 5 foot retaining wall along the sides of Lots 91 and 96 to allow them to drain properly to Streets C and D.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555*	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120* (ZC-17-1086)	First extension of time to reclassify 27.5 acres to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087*	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086*	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018
ZC-1026-05†	Established the RNP-I overlay	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Allowed modified residential development standards for Mountain's Edge	Approved by PC	May 2003
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

*APN 176-22-701-034 not included
†APN 176-22-701-034 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	H-2 & RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-25-700032	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0527	A zone change to reclassify a portion of the site from RS20 & H-2 to RS3.3 is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements of interest and right-of-way is a companion item on this agenda.
TM-25-500130	A tentative map for 99 single-family residential lots 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

The applicant is requesting to allow a 5 foot high retaining wall along the north property lines of Lots 91 and 96. The retaining wall serves to allow the lots to be sloped in order to drain properly to the stub streets. Given that the property to the north is currently undeveloped, but approved for commercial development, the increase in the retaining wall height should not create a significant impact. The 5 foot high retaining wall in combination with a 6 foot high CMU wall on top may also serve to buffer the residential area to the south from the future commercial development. Therefore, staff can support this request.

Waiver of Development Standards #1b

The applicant is requesting to allow a 6 foot high retaining wall along the rear property lines of Lots 1, 2 and 3, adjacent to a property located within the NPO-RNP overlay. Within the NPO-RNP, the standards state that waivers for increased retaining wall height are strongly discouraged. Alternatives such as 3 foot high tiered retaining walls with a landscaped horizontal offset along the rear lot lines could be provided as Lots 1 through 3 are all more than 160 feet in length. Based on these standards, staff cannot support this request.

Waivers of Development Standards #2a & #2b

The applicant is requesting to allow 6 feet of fill along the rear property lines of Lots 1, 2 and 3 at the southeast corner of the subject site. The applicant states that the increased fill and retaining wall height is requested to allow Lots 1 through 3 to drain properly onto Street A, a proposed private street, rather than into the Meranto Avenue right-of-way where a 5 foot wide sidewalk is being proposed. Therefore, staff can support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 architectural design of the residences is consistent with the existing single-family homes in the area. The RS20 area will be developed with a density that is similar and complimentary to the existing RNP areas to the east, south and west. The buffer of 10,000 square foot lots will

serve as an appropriate transition between the RS20 lots and the higher density RS3.3 lots to the north. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install streetlights on Meranto Avenue. Streetlights not only provide safety for motorists departing Blue Diamond Road and retail centers in the area, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

Waiver of Development Standards #4

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lots 27, 28, 43, 44, 52, 69, 73, 82, 85 and 89. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Compliance with the standard is of utmost importance to ensure that motorists and pedestrians are safe within the subdivision.

Staff Recommendation

Approval of waivers of development standards #1a, #2a, and #2b and the design review; denial of waivers of development standards #1b, #3 and #4. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Install conduit and pull boxes for streetlights;
- Lots 27, 28, 44, 52 and 69 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KIMLEY HORN
CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-22-701-034

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map application in support of proposed subdivision comprised of 100 single-family, detached residential units

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani
ADDRESS: 9500 Hillwood Dr, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 E. Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)240-5605 CELL (661)220-0587 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley - Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL (480)710-4993 EMAIL: _____

*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): Ramak Roohani Date: 5/5/25

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 _____

BCC MEETING DATE _____ FEES _____

TAB/CAC LOCATION _____ DATE _____

09/16/25 PC AGENDA SHEET

7

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK

TENTATIVE MAP consisting of 99 single-family detached lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-22-601-026; 176-22-601-031 through 176-22-601-032; 176-22-701-001; 176-22-701-030; 176-22-701-034

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE – RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 19.19 total/5 (RS20 portion)/14.19 (RS3.3 portion)
- Project Type: Single-family detached residential
- Number of Lots: 99 total/9 (RS20 portion)/90 (RS3.3 portion)
- Density (du/ac): 1.80 (RS20 portion)/6.34 (RS3.3 portion)
- Minimum/Maximum Lot Size (square feet): 20,000/23,099 (RS20 portion)/3,300/11,803 (RS3.3 portion) (gross)/16,243/18,996 (RS20 portion)/3,300/11,803 (RS3.3 portion) (net)

Project Description
The plans depict a proposed 99 lot single-family detached residential subdivision on 19.19 acres. The southern portion of the site along Meranto Avenue, which is currently APN 176-22-701-034, is proposed for 9 lots ranging from 20,000 to 23,099 square feet. This area will remain zoned RS20 (NPO-RNP) with a density of 1.8 dwelling units per acre. The remainder of the site which will be rezoned to RS3.3 is proposed for 90 lots ranging from 3,300 to 11,803 square feet. This portion of the site will have a density of 6.34 dwelling units per acre.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555*	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400120* (ZC-17-1086)	First extension of time to reclassify 27.5 acres to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087*	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086*	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018
ZC-1026-05†	Established the RNP-1 overlay	Approved by BCC	October 2005
UC-1833-02	Allowed modified residential development standards for Mountain's Edge	Approved by PC	May 2003
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

*APN 176-22-701-034 not included
†APN 176-22-701-034 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	H-2 & RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-25-700032	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0527	A zone change to reclassify the site from H-2 and RS20 to RS3.3 is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements of interest and right-of-way is a companion item on this agenda.
WS-25-0529	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The plan provides two accesses from Tenaya Way on the east and Montessouri Street on the west. The plan also provides a buffer of 10,000 square foot lots which will serve as an appropriate transition between the RS20 lots and the higher density RS3.3 lots to the north. Finally, there are 3 lots fronting on Tenaya Way, which is a collector street. However, the width of the street has been reduced; therefore, staff can support access from this street.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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

- 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;
- Install conduit and pull boxes for streetlights;
- Lots 27, 28, 44, 52 and 69 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

DRAFT

- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KIMLEY HORN
CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-22-601-026 , 031 , 032 ; 176-22-699-013 , 017 ; 176-22-701-001 , 030 ; 176-22-799-014 , 015

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map application in support of proposed subdivision comprised of 100 single-family, detached residential units

PROPERTY OWNER INFORMATION

NAME: Blue Rain Partners LLC
ADDRESS: 9500 Hillwood Dr, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 E. Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)240-5605 CELL (661)220-0587 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley - Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702)623-7233 CELL (480)710-4993 EMAIL: _____

*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
[signature]	KHOSROW ROOHANI	05/05/25

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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

8

09/16/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700033-ALL INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

EXISTING LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.99
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the request for Compact Neighborhood (CN) is appropriate since it aligns with the evolving needs of the community and strategically complements the surrounding land use designations. The amendment promotes a more versatile and dynamic development that aligns with the community's vision.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400118 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility subject until October 4, 2026 to commence	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

DRAFT

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda.
WS-25-0554	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0553	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500138	A tentative map for 25 single-family residential lots 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 Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category 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 proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. There are a number of RS3.3 zoned single-family residential developments located immediately adjacent to Blue Diamond Road in the area. Given that the site is located adjacent to a state highway (Blue Diamond Road), staff finds it appropriate to have the higher density residential that Compact Neighborhood (CN) provides at this location. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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: LGI HOMES-NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

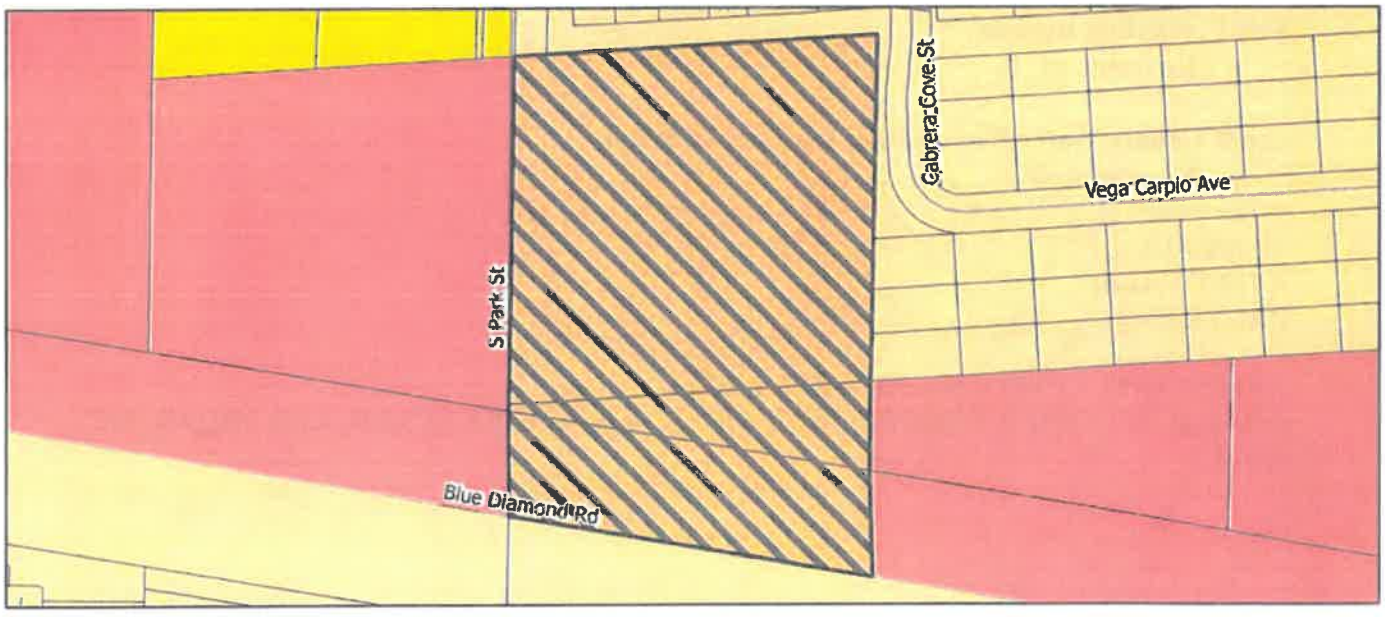
DRAFT

Planned Land Use Amendment
PA-25-700033

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)
- Requested Area To Change
- Planning Areas

Enterprise
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

0 75 150 Feet

Map created on: July 30, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700033, ZC-25-0552, VS-25-0553, WS-25-0554, TM-25-500138

8A

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

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

Date: 8/27/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 1/7/25

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-002

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — Property Owner (Signature)*
FARUS FARMANALI — Property Owner (Print)
7/16/2025 — Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-026

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: All Investments, LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — Property Owner (Signature)*
FARUS FARMANALI — Property Owner (Print)
7/16/2025 — Date

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: Park & Blue Diamond
APR-25-100729
APN: 176-19-601-002 & 176-19-601-026
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Master Plan Amendment for a proposed Single- Family Subdivision.

Project Information

The subject site is 2.99 gross acres and located north of Blue Diamond and east of Park Street. A Tentative Map is requested to allow for the development of a 25-lot single-family residential subdivision with a density of 8.36 dwelling units per acre. The lots range in size from 2,915 square feet to 3,811 square feet, with an average lot size of 3,154 square feet. The site is currently zoned CG (Commercial General). It has a planned land use of CM (Corridor Mixed-Use).

Master Plan Amendment

This request is to amend the land use of the subject parcel to CN (Compact Neighborhood) from CM (Corridor Mixed-Use). 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, and east. 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,





Susan Florian
Land Planner

09/16/25 PC AGENDA SHEET

9

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0552-ALL INVESTMENTS, LLC:

ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.99
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the proposed RS2 zoning will allow for a transition from Blue Diamond Road to the south and the commercial planned properties to the west to the RS3.3 zoned single-family residential development to the north and east. The request promotes a more efficient use of land consistent with smart growth principles.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400118 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility subject until October 4, 2026 to commence	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

DRAFT

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment to redesignate the site from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0554	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0553	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500138	A tentative map for 25 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS2 zoning is compatible with the surrounding area. The proposed RS2 zoning will allow for a transition from Blue Diamond Road and the commercially planned properties to the west to the RS3.3 zoned single-family residential development to the north and east. Furthermore, there are a number of single-family residential developments located immediately adjacent to Blue Diamond Road in the area already. Although most of the single-family residential developments are zoned RS3.3 in the area, the requested and more intense RS2 zoning is appropriate for the site since the property is located immediately adjacent to a state highway (Blue Diamond Road). The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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:

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 #0239-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LGI HOMES-NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700033, ZC-25-0552, VS-25-0553, WS-25-0554, TM-25-500138

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

9A

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

Date: 8/27/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 1/7/25

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-002

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — FARUS FARMANALI — 7/16/2025

Property Owner (Signature)* Property Owner (Print) Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-026

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: All Investments, LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

7/16/2025
Date

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

July 22, 2025

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

Re: Park & Blue Diamond
APR-25-100729
APN: 176-19-601-002 & 176-19-601-026
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.99 gross acre, 25-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 2.99 gross acres and located north of Blue Diamond and east of Park Street. A Tentative Map is requested to allow for the development of a 25-lot single-family residential subdivision with a density of 8.36 dwelling units per acre. The lots range in size from 2,915 square feet to 3,811 square feet, with an average lot size of 3,154 square feet. The site is currently zoned CG (Commercial General).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned CG (Commercial General), to RS2 (Residential Single-Family 2). Although the subject parcels abut properties zoned RS10 (Rural Estates Residential District), there is a development to the north and east with an RS3.3 (Single Family Residential District) zoning category. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Given that our property is currently zoned CG (Commercial General) and abuts properties zoned RS3.3, we are requesting a rezoning to RS2 in alignment with both the evolving character of the surrounding area and the strategic advantages of our location. Our site is directly adjacent to Blue Diamond Road, a major arterial street that supports increased density and diverse housing types. The transition to RS2 will provide an appropriate buffer between the commercial zoning and the lower-density RS3.3 neighborhood, while also promoting a more efficient use of land consistent with smart growth principles. This rezoning supports the city's goals for housing diversity, walkability, and infill development in areas well-served by infrastructure and transportation access.

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

Susan Florian
Land Planner

09/16/25 PC AGENDA SHEET

10

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0553-ALL INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the development of the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

Surrounding Land Use

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

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

DRAFT

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
WS-25-0554	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500138	A tentative map for 25 single-family residential lots 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 October 22, 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;
- Grant any necessary easements;
- 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: LGI HOMES- NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700033, ZC-25-0552, VS-25-0553, WS-25-0554, TM-25-500138

10A

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

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

Date: 8/27/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 1/7/25

Comprehensive Planning
Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-002

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — FARUS FARMANALI — 7/16/2025

Property Owner (Signature)* Property Owner (Print) Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-026

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: All Investments, LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — FARUS FARMANALI — 7/16/2025

Property Owner (Signature)* Property Owner (Print) Date

11

09/16/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0554-ALL INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Increase retaining wall height to 6 feet along the north boundary where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
   b. Increase retaining wall height to 6 feet along the east boundary where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.99
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 8.36
- Minimum/Maximum Lot Size (square feet): 2,915/3,811
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 5,000/6,280

Site Plans
The plans depict a proposed 25 lot single-family residential subdivision within a 2.99 acre site located at the northeast corner of Blue Diamond Road and Park Street. The proposed single-family residential subdivision includes 2 unnamed internal public streets and serves 20 lots. The

DRAFT

east/west street serves as an entry street connecting to Park Street from the west and terminates as a stub street to the east. The north/south street terminates as a hammerhead on the north side and bisects the east/west street to the south. The internal streets depict a 5 foot wide sidewalk on both sides. The remaining 5 lots are located along the west the subdivision and will have direct access to and from Park Street.

A waiver of development standards has been requested for an increase in the height of the retaining wall to 6 feet, where a maximum of 3 feet is permitted per Title 30. The request to increase the height of the retaining wall is located along the north and east property lines of Lot 14.

Landscaping

Detached sidewalks and street landscaping consisting of large trees and shrubs are provided along Park Street. Also, a 10 foot wide landscape strip consisting of large trees and shrubs is provided along the north side of Blue Diamond Road.

Elevations

The plans depict 4, two-story models that measure up to 28 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage. The submitted floor plans show a minimum area of 1,284 square feet to 1,609 square feet.

Applicant's Justification

The applicant requested a waiver for an increase to the proposed retaining wall along the north and east of the proposed subdivision. The increase in height is necessary for the site to maintain adequate drainage. Lastly, there is a request for a waiver to adjust the street intersection offset. The proposed development is situated in a region where most construction has already been completed and serves only 20 homes inside the residential subdivision. The proposed subdivision is in an area with low traffic flow, and the impact will be negligible.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility subject	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

DRAFT

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
VS-25-0553	Vacation and abandonment to vacate patent easements is a companion item on this agenda.
TM-25-500138	Tentative map for 25 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Waiver of Development Standards #1a

The purpose of reviewing an increase in wall height is to ensure that the proposed wall will not negatively impact the surrounding area. Adjacent to the northern boundary, there is a common element, more than 20 feet in width, which is a part of the subdivision to the north. The common element acts as a buffer between the proposed wall and existing houses; as such, the impact of the increase in the retaining wall height is minimal to the existing residences. Therefore, staff recommends approval of waiver of development standards #1a.

Waiver of Development Standards #1b

Similar to waiver #1a, adjacent to the northern half portion of the proposed retaining wall along the east property line, there is a common element and a private right-of-way which are parts of the subdivision to the east. The common element and right-of-way act as a buffer between the proposed wall and existing houses; as such, the impact of the increase in the retaining wall height is minimal to those residences. However, the retaining wall proposed on the southern half portion of the east property line is directly adjacent to three residences and may negatively impact them. Alternatively, tiered retaining walls in accordance with Title 30 could be used to mitigate the impact of the wall on the adjacent properties. Therefore, staff does not support waiver #1b.

Design Review

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

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the home meet the minimum design as required by Title 30. Staff supports the companion plan amendment, zone change; therefore, staff supports this design review request.

Staff Recommendation

Approval of waiver of development standards #1a and the design review; denial of waiver of development standards #1b. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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.
- 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

DRAFT

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 Park 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.

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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239-2025 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700033, ZC-25-0552, VS-25-0553, WS-25-0554, TM-25-500138

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

11A

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

Date: 8/27/2025

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 1/7/25

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-002

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — Property Owner (Signature)*
FARUS FARMANALI — Property Owner (Print)
7/16/2025 — Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-026

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: All Investments, LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — Property Owner (Signature)*

FARUS FARMANALI — Property Owner (Print)

7/16/2025 — Date

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

July 22, 2025

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

Re: Park & Blue Diamond
APR-25-100729
APN: 176-19-601-002 & 176-19-601-026
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.99 gross acre, 25-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.99 gross acres and located north of Blue Diamond and east of Park Street. A Tentative Map is requested to allow for the development of a 25-lot single-family residential subdivision with a density of 8.36 dwelling units per acre. The lots range in size from 2,915 square feet to 3,811 square feet, with an average lot size of 3,154 square feet. The site is currently zoned CG (Commercial General). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). We are also submitting a Plan Amendment for CN (Compact Neighborhood)

Park Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-20 will be accessed via a 49-foot-wide public street that terminates in a hammerhead. Lots 21-25 will be fronting Park Street with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Park Street.

Surrounding Property	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property (Undeveloped)	CM (Corridor Mixed-Use)	Commercial General (CG)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Undeveloped)	CM (Corridor Mixed-Use)	General Highway Frontage District (H-2)

Waiver of Development Standards – Street Landscaping

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for partial landscaping along lots 21-25 fronting Park Street. This is so that the lots that are fronting Park Street will not be impaired by the sight visibility zones. We will be including the first 5 feet of landscaping then the 5-foot side walk. We will not be providing the 5-foot of landscaping behind the sidewalk. We will be adding 4 trees to the front of these houses. The total frontage of Park Street is 345.84 feet and subtracting the driveways is totals up to 265.84 feet that would require 9 trees. The fee-in-lieu would be 0 dollars.

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 entire east property boundary of lot 14. We are asking for a 5.5 foot retaining wall for the entire north side where 3 is allowed. The Cross Sections are showing 4.9 feet, but we are asking for extra as a buffer. We are also asking for a 5.5-foot-high retaining wall along the entire north property boundary of lot 14. The Cross Sections is asking for 4.9 retaining wall but we are asking for more as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 98 feet to the south. The proposed development is situated in a region where the majority of construction has already been completed, and it serves as only 20 houses inside the residential subdivision. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

Design Review – Architecture

This request is for a design review of 4 architectural floor plans and elevations. The one to two- story detached single-family homes are 1,284 to 1,609 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater; this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(c) where it states that "a 10-foot reduction for the full primary structure width" is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	25'-8"	2 car garage

Cypress	25' Series	1,421	2 story	24'-8"	2 car garage
Juniper	25' Series	1,540	2 story	27'-2"	2 car garage
Oak	25' Series	1,609	2 story	24'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Cypress	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Juniper	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line Window Trim

Oak	25' Series	Front Elevation: - Covered Entry - Variable Roof line Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - 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

Susan Florian
Land Planner

09/16/25 PC AGENDA SHEET

12

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500138-ALL INVESTMENTS, LLC:

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.99
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 8.36
- Minimum/Maximum Lot Size (square feet): 2,915/3,811

Project Description
The plans depict a proposed 25 lot single-family residential subdivision within a 2.99 acre site located at the northeast corner of Blue Diamond Road and Park Street. The proposed single-family residential subdivision includes 2 unnamed internal public streets and serves 20 lots. The east/west street serves as an entry street connecting to Park Street from the west and terminates as a stub street to the east. The north/south street terminates as a hammerhead on the north side and bisects the east/west street to the south. The internal streets depict a 5 foot wide sidewalk on both sides. The remaining 5 lots are located along the west of the subdivision and will have direct access to and from Park Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

DRAFT

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
WS-25-0554	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0553	A vacation and abandonment for government 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
In accordance with Section 30.04.09, a cul-de-sac is the preferred method of a turnaround in a residential subdivision. Staff finds that the design of the internal streets with a hammerhead as a turnaround is a self-imposed hardship. Therefore, staff cannot support this request.

Staff Recommendation
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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 Park 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

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

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 #0239-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-002

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali — FARUS FARMANALI — 7/16/2025

Property Owner (Signature)* **Property Owner (Print)** **Date**

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100729
ASSESSOR PARCEL #(s): 176-19-601-026

PROPERTY ADDRESS/ CROSS STREETS: Park & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

25 lot single family residential subdivision- tentative map, zone change, master plan amendment, vacation, waiver, and design review.

PROPERTY OWNER INFORMATION

NAME: All Investments, LLC
ADDRESS: 13861 Adare Manor Lane
CITY: Frisco STATE: TX ZIP CODE: 89132
TELEPHONE: 702-373-2993 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston Blvd Ste 215
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-985-8708 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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

Farus Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

7/16/2025
Date

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

July 22, 2025

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

Re: Park & Blue Diamond
APR-25-100729
APN: 176-19-601-002 & 176-19-601-026
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.99 gross acre, 25-lot single-family residential subdivision.

Tentative Map

The subject site is 2.99 gross acres and located north of Blue Diamond and east of Park Street. A Tentative Map is requested to allow for the development of a 25-lot single-family residential subdivision with a density of 8.36 dwelling units per acre. The lots range in size from 2,915 square feet to 3,811 square feet, with an average lot size of 3,154 square feet. The site is currently zoned CG (Commercial General). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2). We are also submitting a Plan Amendment for CN (Compact Neighborhood)

Park Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-20 will be accessed via a 49-foot-wide public street that terminates in a hammerhead. Lots 21-25 will be fronting Park Street with 30" modified roll curb and gutter.

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

i. *The number and layout of parking spaces* – on-street parking spaces are provided throughout the development, located between driveways. The Hammerhead street is are approx. 280-ft long with 6 lots 1 common element located on each side. The low number of homes on each side of the street and the distance to the west to east street where additional parking areas are provided results in a condition providing ample areas for parking in the development.
ii. *Driveway Length* – each lot will have a title 30 required full length two vehicle driveway, as well as a 2-car garage
iii. *The number of hammerheads* – one hammer head is proposed in the entire development
iv. *Size of lots* – the lot sizes are 35-ft in width
v. *Shape and other constraints of the property* – the property is a square shape, and The property is designed in a manner that ensures adequate parking availability the street being public and not restricting on-street parking. Each lot includes driveways with sufficient space to accommodate the required number of vehicles. This layout ensures that parking needs are met on-site, and the overall functionality and accessibility of the development.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Park Street.

Surrounding Property	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property (Undeveloped)	CM (Corridor Mixed-Use)	Commercial General (CG)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Undeveloped)	CM (Corridor Mixed-Use)	General Highway Frontage District (H-2)

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

Sincerely,

Susan Florian

Susan Florian
Land Planner

09/16/25 PC AGENDA SHEET

13

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700035-A & A III, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.47 acres.

Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:
176-12-701-013

EXISTING LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.47
- 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 a 22 lot single-family residential subdivision with a density of 8.9 dwelling units per acre. The applicant is also requesting a zone change on the 2.47 acres from a RS20 to RS2. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, the request to redesignate the property to Compact Neighborhood is driven by a desire to promote sustainable urban growth while addressing the community's evolving housing and development needs. Higher-density developments make better use of limited land resources by accommodating more residents and amenities within the same footprint. This approach aligns with smart growth principles and reduces urban sprawl.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1752-04	Vacationed and abandonment for patent easement and a portion of right-of-way being Hauck Street - expired	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0562	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
VS-25-0563	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-25-0564	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
TM-25-500141	A tentative map for 22 single-family residential lots 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 (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood land use category 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 request for Compact Neighborhood (CN) is not compatible with the surrounding area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Compact Neighborhood (CN) allows for up to 18 dwelling units per acre where the surrounding properties allow for a much lower density through the current planned land use category of Mid-Intensity Suburban Neighborhood (MN) up to 8 dwelling units per acre. The proposal of the subject property to Compact Neighborhood would cause a spot designated of a higher density land use category. Therefore, staff finds the request for the Compact Neighborhood 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 October 22, 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

DRAFT

Planned Land Use Amendment
PA-25-700035

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)
- Requested Area To Change
- Planning Areas

Enterprise
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

0 75 150 Feet

Map created on: July 31, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

14

09/16/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0562-A & A III, LLC:

ZONE CHANGE to reclassify 2.47 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:
176-12-701-013

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.47
- 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 22 lot single-family residential subdivision with a density of 8.9 dwelling units per acre. According to the applicant, although the subject parcel abuts properties zoned RS3.3, there is a development to the south with an RS2 zoning category. The presence of this adjacent RS2 zoning underscores the appropriateness of this requested zoning change for the area. Additionally, the proposed amendment supports the imperative for in-fill developments.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1752-04	Vacation and abandonment for patent easement and a portion of right-of-way being Hauck Street - expired	Approved by BCC	April 2005

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700035	A plan amendment to from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-25-0563	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-25-0564	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
TM-25-500141	A tentative map for 22 single-family residential lots 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. For these reasons, staff finds the request for the RS2 zoning district not appropriate for this location.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 October 22, 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 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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; and 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 #0160-2025 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

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-12-701-013

PROPERTY ADDRESS/ CROSS STREETS: Hauck & Mesa Verde

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a Zone Change
for a proposed 2.47 gross acre, 22-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: A&A III LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL

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

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

*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)* | Hamid Moradi (Property Owner (Print)) | 11/4/24 (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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

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

January 20, 2025

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

Re: Mesa Verde & Hauck
APR-24-101274
APN: 176-12-701-013
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.67 gross acre, 22-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 parcel is 2.47 gross-acres and is located north of Mesa Verde Lane and west of Hauck Street. The parcel is currently zoned RS20 (Residential Single-Family 20), with a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Master Plan Amendment application is requested in support of the future 22-lot single-family residential development

Zone Boundary Amendment

This request is to rezone the subject parcel, currently zoned RS20 (Rural Estates Residential), to RS2 (Residential Single Family 2). Although the subject parcels abut properties zoned RS3.3 (Rural Estates Residential District), there is a development to the south with an RS2 (Residential Single-Family) zoning category. The presence of this adjacent RS2 zoning, coupled with the conformity to the current land use category, 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.

09/16/25 PC AGENDA SHEET

15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0563-A & A III, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street, and between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-12-701-013

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the development of the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1752-04	Vacation and abandonment for patent easement and a portion of right-of-way being Hauck Street – expired	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Open Lands	RS20	Undeveloped

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

DRAFT

Related Applications

Application Number	Request
PA-25-700035	A plan amendment to from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0562	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda
WS-25-0564	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500141	A tentative map for 22 single-family residential lots 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;
- Grant any necessary easements;

DRAFT

- 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: CIMARRON SPRING DEUX, LLC
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-12-701-013

PROPERTY ADDRESS/ CROSS STREETS: Hauck & Mesa Verde

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a Vacation
for a proposed 2.47 gross acre, 22-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: A&A III LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL

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

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

*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)* | Hamid Merati — Property Owner (Print) | 11/4/24 — 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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

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

March 31, 2025

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

Re: Mesa Verde & Hauck
APR-24-101274
APN: 176-12-701-013
Justification Letter for Vacation

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC, is respectfully submitting justification for the following vacations.

Patent Easement Vacation

This request is to vacate of a patent easement located on the subject parcel, particularly 33-foot-wide portions along the north and west property boundaries, a 13-foot-wide portion along the south project boundary, and an 8-foot-wide portion along the east property boundary of the subject parcel.

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

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

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

Sincerely,

Jessica Walesa

Jessica Walesa
Coordinator

09/16/25 PC AGENDA SHEET

16

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0564-A & A III, LLC:

WAIVERS OF DEVELOPMENT STANDARDS of the following: **1)** reduce street landscaping; and **2)** reduce street width.
DESIGN REVIEW for a single-family residential development on 2.47 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-12-701-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Mesa Verde Lane to one, 5 foot landscape strip where two landscape strips, 5 feet on each side of a detached sidewalk, shall be provided per Section 30.04.01D (a 33.4% reduction).
   b. Eliminate street trees and shrubs along Mesa Verde Lane where large trees and three shrubs are required every 30 feet of street frontage per Section 30.04.01D.
2. Reduce the width of a street (Mesa Verde Lane) to 50 feet where 60 feet is the minimum required per Section 30.04.08D (a 17% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.47
- Project Type: Single-family residential development
- Number of Lots: 22
- Density (du/ac): 8.90
- Minimum/Maximum Lot Size (square feet): 2,723/3,862
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,600 to 2,385
- Open Space required/provided: 4,400/4,708

Site Plans

The plans depict a proposed 22 lot single-family residential subdivision located at the northwest corner of Mesa Verde Lane and Hauck Street. Access to the proposed subdivision is granted from Mesa Verde Lane to the south, and also from Hauck Street to the east via Breaking Dawn Court, a private west/east street with a 5 foot wide sidewalk along the north. The private internal street, measuring from 39 feet to 44 feet in width, terminates as a cul-de-sac and serves 14 lots. The remaining 8 lots will have direct access to and from Mesa Verde Lane.

Landscaping

Detached sidewalks are being provided along Mesa Verde Lane and Hauck Street. However, the applicant is proposing only one, 5 foot wide landscape strip between the sidewalk and the curb along Mesa Verde Lane. The second 5 foot wide landscape strip behind the sidewalk is not provided along Mesa Verde Lane, and no trees are provided within the first 5 feet of the street landscape, which is the subject of the waiver request. Along Hauck Street, large trees and shrubs have been provided to Title 30 standards.

Elevations

The plans depict 5, two story homes that measure up to 28 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 3 to 5 bedrooms, and 2.5 to 3 bathrooms. Each home will have a 2 car garage. The submitted floor plans show a minimum area of 1,600 square feet to 2,385 square feet.

Applicant's Justification

The applicant requested a reduction of the street landscaping along Mesa Verde Lane, where a 5 foot detached sidewalk is being proposed with a 5 foot wide landscape strip located between the sidewalk and curb only fronting Lots 1 through 8. This arrangement is to prevent the lots fronting Mesa Verde Lane from being impaired by the sight visibility zones. The total frontage of Mesa Verde Lane is 296.48 feet, and subtracting the driveways adds up to 168.48 feet, which requires 6 trees. The fee-in-lieu would be imposed for the required trees not provided along Mesa Verde Lane. The other waiver request is a reduction of the public right-of-way width, which typically mandates a total dedication of 60 feet. Therefore, a 20 foot wide street dedication on the north side of the Mesa Verde Lane center line is being requested. The reduced street width dedication allows for the installation of detached sidewalks and other necessary improvements within the available space. In addition, Mesa Verde Lane terminates at the project site, and there is no potential for future roadway extension or through traffic that would necessitate the full 60 foot wide right-of-way. The reduced roadway dedication would not impact connectivity, traffic flow, or future development. The requested waiver is both practical and consistent with the intent of the development standards.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1752-04	Vacation and abandonment for patent easement and a portion of right-of-way being Hauck Street - expired	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700035	A plan amendment to from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0562	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda
VS-25-0563	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-25-500141	A tentative map for 22 single-family residential lots 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 #1
Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by adding a second landscape strip behind the detached sidewalk. Therefore, 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 layout and internal street of the proposed subdivision are functional. The architectural features provided on all four sides of the home meet the minimum design standards required per Title 30. Therefore, the elevations, design characteristics, and other architectural and aesthetic features are not unsightly or undesirable in appearance. However, the design review is contingent upon the approval of the companion plan amendment, zone change, and waivers of development standards, which staff does not support. Therefore, staff does not support this request.

Public Works - Development Review
Waiver of Development Standards #2
Staff has no objection to reducing the street width for Mesa Verde Lane. The reduction should have a low impact as Mesa Verde Lane ends to the south of this site.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 waiver of development standards #2; denial waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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.

DRAFT

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 20 feet to the back of curb for Mesa Verde Lane and associated spandrel;
- 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 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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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. The Determination of No Hazard must not be expired.

DRAFT

- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; and 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 #0160-2025 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

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-12-701-013

PROPERTY ADDRESS/ CROSS STREETS: Hauck & Mesa Verde

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a Vacation
for a proposed 2.47 gross acre, 22-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: A&A III LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL

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

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

*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)* | Hamid Moradi (Property Owner (Print)) | 11/4/24 (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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

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

March 31, 2025

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

Re: Mesa Verde & Hauck
APR-24-101274
APN: 176-12-701-013
Justification Letter for Vacation

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC, is respectfully submitting justification for the following vacations.

Patent Easement Vacation

This request is to vacate of a patent easement located on the subject parcel, particularly 33-foot-wide portions along the north and west property boundaries, a 13-foot-wide portion along the south project boundary, and an 8-foot-wide portion along the east property boundary of the subject parcel.

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

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

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

Sincerely,

Jessica Walesa

Jessica Walesa
Coordinator

09/16/25 PC AGENDA SHEET

17

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500141-A & A III, LLC:

TENTATIVE MAP consisting of 22 single-family residential lots and common lots on 2.47 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-12-701-013

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.47
- Project Type: Single-family residential development
- Number of Lots: 22
- Density (du/ac): 8.90
- Minimum/Maximum Lot Size (square feet): 2,723/3,862

Project Description
The plans depict a proposed 22 lots single-family residential subdivision located at the northwest corner of Mesa Verde Lane and Hauck Street. Access to the proposed subdivision is granted from Mesa Verde Lane to the south, and also from Hauck Street to east via Breaking Dawn Court, a private west/east street with a 5 footwide sidewalk along the north. The private internal street, measuring from 39 feet to 44 feet in width, terminates as a cul-de-sac and serves 14 lots. The remaining 8 lots will have direct access to and from Mesa Verde Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1752-04	Vacation and abandonment for patent easement and a portion of right-of-way being Hauck Street – expired	Approved by BCC	April 2005

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700035	A plan amendment to from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0562	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda
VS-25-0563	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-25-0564	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

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

Analysis
Comprehensive Planning
Staff finds that the design of the proposed residential subdivision meets the requirements of Title 30. The subdivision provides a cul-de-sac street, which is the preferred turnaround for residential subdivisions. However, staff is not supporting the companion plan amendment, zone change, waiver of development standards, and design review requests; therefore, staff recommends denial of the tentative map.

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 October 22, 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 Hauck Street, 20 feet to the back of curb for Mesa Verde Lane and associated spandrel;
- 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

- No comment.

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

DRAFT

#0160-2025 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

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-12-701-013

PROPERTY ADDRESS/ CROSS STREETS: Hauck & Mesa Verde

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a Tentative Map
for a proposed 2.47 gross acre, 22-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: A&A III LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL

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

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

*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)* | Hamid Moradi (Property Owner (Print)) | 11/4/24 (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)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

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

June 18, 2025

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

Re: Mesa Verde & Hauck
APR-24-101274
APN: 176-12-701-013
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC, is respectfully submitting justification for a Tentative Map, Zone Change, Waivers of Development Standards, and Design Review for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 2.47 gross-acre, 22 lot single-family residential subdivision with 8.9 dwelling units per acre generally located at the north of Mesa Verde Lane and west of Hauck Street.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of MN (Mid-Intensity Suburban Neighborhood).

The project site is adjacent to properties with the following zoning categories and planned land use:

Surrounding Property	***Planned or Special Land Use Designation***	***Existing Zoning District***
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 (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 2 (RS2)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

09/16/25 PC AGENDA SHEET

18

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700036-USA:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres.

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

RELATED INFORMATION:

APN:
176-27-401-013

EXISTING LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20.1
- 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 210 lot single-family residential subdivision with a density of 10.44 dwelling units per acre. The applicant is also requesting a zone change on these parcels from RS20 (Residential Single Family RS20) to RS2 (Residential Single-Family 2). This zone change requires a Master Plan Amendment to the Compact Neighborhood land use category. According to the applicant, this request aims to enhance compatibility with adjacent properties. Furthermore, the request complies with Goal 1.1 which provides opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

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 development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential development & multi-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development

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

Related Applications

Application Number	Request
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.
WS-25-0573	A waiver of development standards and design review for a single family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 lot single-family residential development 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, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. The area has seen an increase in density beyond what is allowed for Mid-Intensity Suburban Neighborhood (MN). The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Compact Neighborhood (CN) category appropriate.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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.

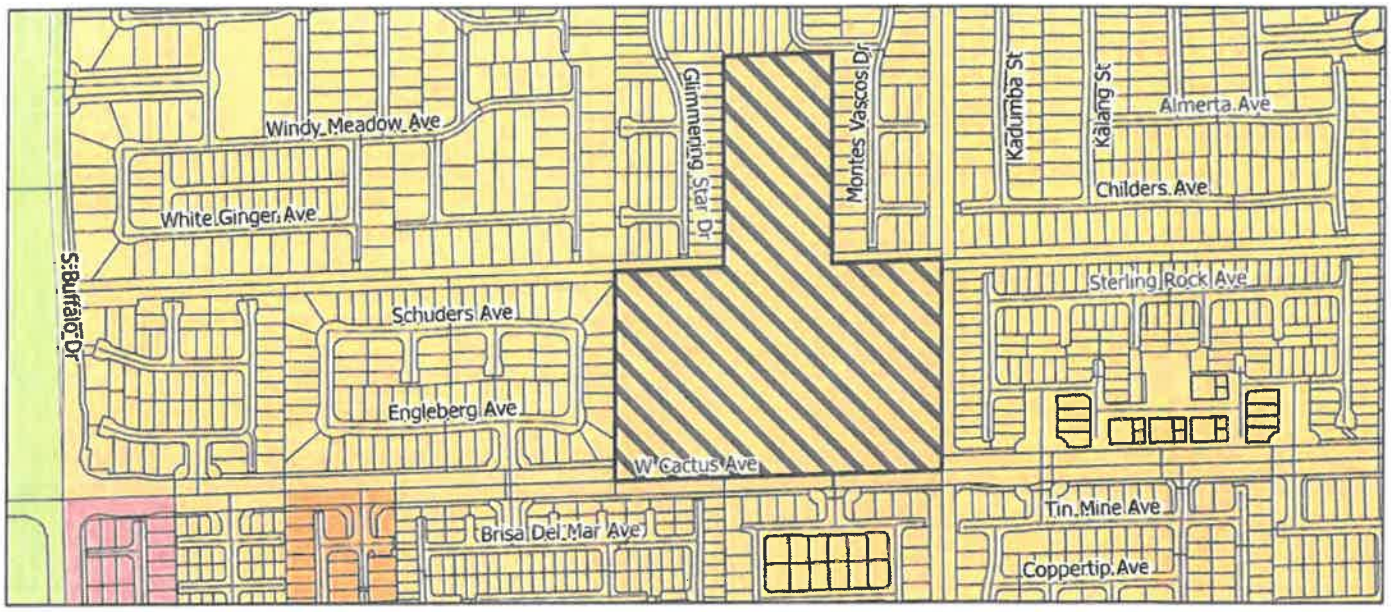
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

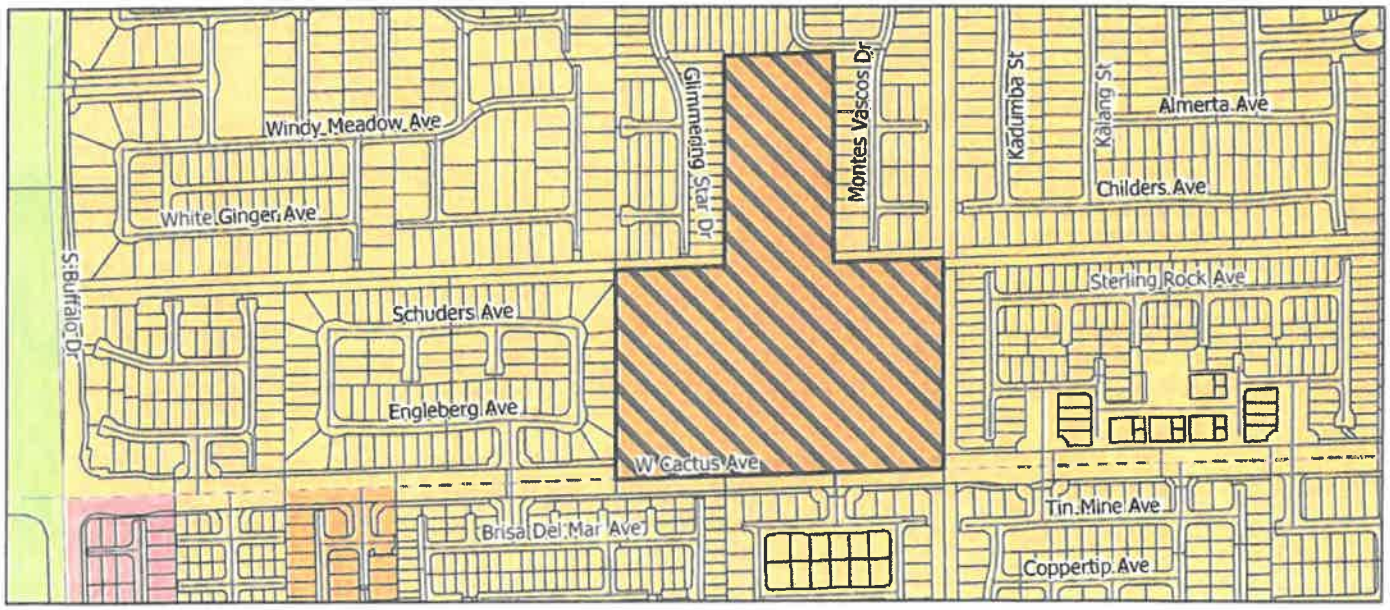
DRAFT

Planned Land Use Amendment
PA-25-700036

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)
- Requested Area To Change
- Planning Areas

Enterprise
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N

0 250 500 Feet

Map created on: July 31, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Department of Comprehensive Planning
Application Form

18A

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.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)* | Joshua Erickson - Deputy Director of RPM **Property Owner (Print)** | 4/17/2025 **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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 8, 2025

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

Re: Cactus Trails
Master Plan Amendment
APN# 176-27-401-013
Project#: 221-24008

The project proposes a 210 lot single family detached residential development that supports the *'Transform Clark County Master Plan*' stated Core Values, Goals, and Policies to provide affordable housing access for the community. The 'for-sale' in-fill development is on approximately 20 acres and will be developed at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

Location: The proposed project is located on the north side of Cactus Avenue approximately 1,700 lf east of Buffalo Drive within Section 27, Township 22 South, Range 60 East.

The site is presently master planned as Mid-Intensity Suburban Neighborhood (MN). The properties that surround the site are existing single family detached residential subdivisions developed under the Mid-Intensity Suburban land use. The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, and area utilities. According to CCSD, the area schools are at or over capacity, however, the project is not anticipated to cause a substantial adverse effect. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

The project supports Clark County's Master Plan Goals and Policies as follows:

- ***Goal 1.1 –Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities***
  - *Policy 1.1.1 – Mix of Housing Types by expanding 'middle' housing options*
  - *Policy 1.1.3 – Multi-Generational Housing by expanding the supply of smaller dwelling units*
- ***Goal 1.2 – Expand the number of long-term affordable housing units available in Clark County***
  - *Policy 1.2.4 – Regulatory Tools through public-private partnership to promote expanded construction of affordable housing units*
  - *Policy 1.2.5 – Disposal Land by implementing development on BLM lands designated for development of affordable housing*
  - *Policy 1.2.6 – New Affordable Units by pursuing strategies that expand the number of affordable units.*

THOMASON
CONSULTING
ENGINEERS

The proposed project complies with the policies of the Enterprise Land Use area as follows:

- ***Goal EN-6 – Facilitate orderly, incremental growth in Enterprise***
  - *Policy EN-6.5 – Contiguous development that promotes the efficient use of public services and facilities*
  - *Policy EN-6.6 – Development in areas already serviced by the County and service providers*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

09/16/25 PC AGENDA SHEET

19

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0571-USA:

ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

APN:
176-27-401-013

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20.1
- 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 210 lot single-family residential subdivision with a density of 10.44 dwelling units per acre. According to the applicant, this request aims to enhance compatibility with adjacent properties and allows the proposed 210 lot in-fill development on a site that is designated for affordable housing by Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

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 development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential development & multi-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Suburban Neighborhood (CN) is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.
WS-25-0573	A waiver of development standards and design review for a single family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 lot single-family residential development is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The subject site is adjacent to an RS2 zoned development to the east and there are some other subdivisions in proximity to the site (south and east) that are zoned for more intensive uses. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous

locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single-family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS2 zoning appropriate for this location.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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:

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KAVISON HOMES LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

19A

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.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)* | Joshua Erickson - Deputy Director of RPM (Property Owner (Print)) | 4/17/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 8, 2025

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

Re: Cactus Trails
Zone Change
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a Zone Boundary Amendment for the proposed Cactus Trails project located on APN 176-27-401-013 from RS-20 to RS-2 PUD.

A Master Plan Amendment is submitted as a companion item to this application to modify the land use from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Suburban Neighborhood). The proposed zoning is allowed under the CN land use.

Location: The proposed project is located on the north side of Cactus Avenue approximately 1,700 lf east of Buffalo Drive within Section 27, Township 22 South, Range 60 East.

Zone Boundary Amendment: This request is tied to a proposed 210 lot single family detached residential project to be developed at 10.4 units per acre under the proposed RS-2 PUD zoning. A Master Plan Amendment to the Enterprise Land Use Plan is a companion item to this application to change the master plan designation from MN to CN to allow this zone boundary amendment.

The proposed zone boundary amendment allows the proposed 208 lot in-fill development on a site that is designated for affordable housing by Clark County.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

09/16/25 PC AGENDA SHEET

20

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0573-USA:

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

RELATED INFORMATION:

APN:
176-27-401-013

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation from a proposed driveway to a property line to 1.5 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 75% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential development
- Number of Lots: 210
- Density (du/ac): 10.45

Site Plan & Request
The proposed single-family residential development features 210 lots. The site is an inverted "T" shaped parcel that is centrally bisected with an existing drainage channel that runs west to east. Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control

DRAFT

channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation.

The typical lot layout features 1 side of the home to be affixed at a zero lot line. Clark County Uniform Standard Drawing 222 requires the edge of a driveway to have a 6 foot separation distance from the property line. A majority of the lots within the proposed subdivision do not meet this standard. The applicant is proposing a 1.5 foot separation distance. This waiver of development standard request applies to the entire proposed subdivision.

Applicant's Justification

The proposed lots feature a zero interior side lot line with limited frontage on low-speed interior private streets. Per the applicant, each private street intersection will include a "STOP" sign. A 6 foot separation distance between the edge of the driveway and a lot line is the standard for typical residential homes which feature a 5 foot wide side yard setback. The proposed orientation of the houses provides a typical driveway separation of 14 feet between homes which is greater than the typical 12 foot driveway spacing provided by the standard drawing design.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Neighborhood) is a companion item on this agenda.
ZC-25-0571	A zone change from RS20 to RS2 is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 lot single-family residential subdivision is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.

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

Analysis
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.

Public Works - Development Review
Waiver of Development Standards
Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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

- 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 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- 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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

20A

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.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)* | Joshua Erickson - Deputy Director of RPM (Property Owner (Print)) | 4/17/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 28, 2025

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

Re: Cactus Trails
Waiver of Development Standards
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a Waiver of Development Standards for the proposed Cactus Trails project.

The project proposes a 210 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

Location: The proposed project is located north of Cactus Avenue approximately 1,700 feet east of Buffalo Drive Section 27, Township 22 South, Range 60 East. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

The project proposes a 210 lot single family detached residential subdivision to be developed in three phases with two points of access is provided from Cactus Avenue. The internal private streets are 39' wide on the interior and 43' around the perimeter of the site and an emergency access gate is provided west of the main entrance on Cactus Avenue.

Waiver of Standard #1 – Lot Driveway Setback: Approval to allow a minimum 1.5' setback from the lot property line to the edge of driveway where 6' is required per CCAUSD#222.

Justification: These lots are zero lot lined with limited frontage on low-speed interior private streets with the streets STOP-sign controlled at the intersections. The zero-lot line design allows the homes to sit on property line where the 6' standard setback applies to non-zero lot line project with a house that provides a 5' side yard setback. The proposed orientation of the houses along a street provides a typical driveway separation of 14' between homes which is greater than the typical 12' driveway spacing provided by the standard drawing design.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

21

09/16/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-25-0572-USA:

PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

RELATED INFORMATION:

APN:
176-27-401-013

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential planned unit development
- Number of Lots: 210
- Density (du/ac): 10.45
- Minimum/Maximum Lot Size (square feet): 1,050
- Number of Stories: 2 and 3 stories
- Building Height (feet): 34 feet, 6 inches (maximum)
- Square Feet: 1,200 to 1,600
- Open Space Required/Provided: 41,600 / 254,856
- Parking Required/Provided: 462/500

Site Plan
The proposed single-family residential development is located on a 20.1 acre site. The site is an inverted "T" shaped parcel that is centrally bisected with an existing drainage channel that runs west to east.

The plan shows that this proposed subdivision will be developed in 3 phases.

- Phase 1 - The east half of the southern portion of the site.
- Phase 2 – the west half of the southern portion of the stie.
- Phase 3 – The northern portion the parcel located north of the existing drainage channel.

DRAFT

Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation.

The southern portion of the site also includes amenity areas encompassed within the common areas located north of the central (main) street and south of a centrally located hammerhead street. The open space amenities include a dog park, a sport court, covered seating area, enclosed fitness area, playground, splashpad, and walking path areas. Each proposed home will feature 1 or 2 car garages and there will be 110 off-street guest parking spaces located on the north and south ends of each block of homes. The plan also shows that additional parking is provided around the amenity areas with 500 parking spaces provided where 462 are required. There is also an existing Mountains Edge meandering walking trail along the east property line, which will remain. Furthermore, the existing attached sidewalk along Cactus Avenue will be demolished, and the applicant will install detached sidewalks with street landscaping.

Planned Unit Development

As a part of this PUD request, the plans depict modifications to the minimum lot size and certain setbacks from the standard Title 30 requirements for RS2 zoning. The typical lot size for the entire subdivision is 1,050 square feet where 2,000 square feet is the minimum requirement. The applicant is also proposing a modified driveway length and the front yard to 3 feet, where 20 feet is required. The proposed side interior setback will be zero feet where 5 feet is required, and the proposed rear setback will be zero feet where 15 feet is required.

The applicant is proposing a height increase for a proposed retaining wall. The cross-sections show an existing 6 foot high retaining wall and a 6 foot high screen wall on top along the west property line. Since the topography on the subject parcel is lower, the applicant is proposing a maximum 10 foot high retaining wall with a 6 foot high screen wall on top along the west property line. Along the east property line, the applicant is proposing a 6 foot high retaining wall with a 6 foot high screen wall on top. The eastern wall will be constructed west of the existing Mountains Edge walking path trail.

The table below indicates the proposed modified development standards within the proposed PUD:

Planned Unit Development (PUD) - Modified Development Standards for RS2 Zoning

	Required RS2 Standards Per Section 30.02.08	Proposed
Minimum Lot Size	2,000 Square Feet	1,050 Square Feet
Setbacks		
• Front	20 feet	3 feet
• Rear	15 feet	0 feet
• Side (Interior)	5 feet	0 feet
• Side (Street)	10 feet	10 feet

Planned Unit Development (PUD) – Other Modified Development Standards

	Required Per Section 30.04.03C	Proposed
Retaining Wall Heights	3 foot retaining wall	10 foot retaining wall

	Required Per Section 30.04.05E	Proposed
Driveway Length	20 feet	3 feet

Landscaping

On the northern portion of the site, there is a proposed 5 foot wide landscape area along the north, east, and west property lines. The southern portion of the site includes a 14 foot wide landscape area along the east and west property lines. The plans also show a 5 foot wide landscape area along the north side of the southern portion of the development, parallel to the flood channel. In addition, a detached sidewalk with 15 feet of landscaping is shown along Cactus Avenue. Parking lot landscaping is also provided throughout the guest parking areas. Furthermore, in between the rear yards of the homes, there will be a 29 foot to 40 foot wide landscaped area with a central walking path. The landscape plan depicts 283 trees and 1,926 shrubs will be dispersed and planted throughout this development.

Elevations

The plans depict 2 story and 3 story home options. The maximum height proposed for the homes is 34 feet, 6 inches where 35 feet is the maximum allowed per Title 30. The exterior architectural features include neutral earthtones, stucco walls, faux stone accents, pop-outs, shutters, and metal railings.

Floor Plans

The proposed floor plans vary from 1,200 square feet to 1,600 square feet with a 1 or 2 car garage option. Each floor plan includes bedrooms, a kitchen, living room, a laundry area, and a deck area (for specific model homes).

Applicant's Justification

The project proposes a 210 lot single-family detached residential development on an in-fill parcel. The small lots serve to maximize the open space provided for the residents. The increase in wall height allows the project to 'flatten' the developed area across the site to maximize usable

open space in the common lots between the homes. The site falls approximately 20 feet from west to east across the southern fifteen acres and approximately 10 feet across the northern 5 acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by Public Works and the Regional Flood Control District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Neighborhood) is a companion item on this agenda.
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-25-0573	A waiver of development standards for driveway separation is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 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
Planned Unit Development
A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

This proposed 210 lot single-family residential subdivision is an in-fill project consistent with the character and scale of other established neighborhoods in the surrounding area. By utilizing an undeveloped parcel within an already urbanized corridor, the project contributes to the efficient use of land and infrastructure, while reinforcing the continuity of residential growth along Cactus Avenue.

A key feature of this PUD is the inclusion of open space areas and walking paths to serve the residents. Internal sidewalks are placed to promote walkability, connecting homes to open spaces and amenities. Adequate guest parking is provided throughout the subdivision, ensuring convenience for visitors and reducing potential congestion. The internal street network is designed to accommodate safe and efficient vehicular movement

The project includes landscaping and buffering elements that enhance both aesthetics and functionality. Detached sidewalks and new street landscaping along Cactus Avenue will provide a safe pedestrian experience also mitigating the heat island effect. These features also help soften the visual impact of the development and integrate it seamlessly into the surrounding area.

Overall, staff finds the proposed development complies with Policy EN-1.1 which in part, encourages the preservation of the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development. For these reasons, staff can support this request.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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

- 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 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 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- 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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

21A

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.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)*

Joshua Erickson - Deputy Director of RPM
Property Owner (Print)

4/17/2025
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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 8, 2025

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

Re: Cactus Trails
Planned Unit Development
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a PUD for the proposed Cactus Trails project.

The project proposes a 210 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

Location: The proposed project is located north of Cactus Avenue approximately 1,700 feet east of Buffalo Drive Section 27, Township 22 South, Range 60 East. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

The project proposes a 210 lot single family detached residential subdivision to be developed in three phases. Access is provided by two private streets that connect to Cactus Avenue. The internal private streets are 39' wide on the interior and 43' around the perimeter of the site and an emergency access gate is provided west of the main entrance on Cactus Avenue. The proposed subdivision provides a 30' by 35' lot with a zero lot line setback on rear and garage side of the lots. The proposed front setback is 3' and the non-garage side of the lot provides a 5' setback. The small lots serve to maximize the open space provided for the residents. The majority of the open space is located between the rear of the homes with common element widths that vary from 28.5' to 30' on the northern five acre portion (Phase 3) to 40' in the southern fifteen acre portion (Phases 1 and 2). In addition to the large open space areas between homes, an approximately 18,430 sf open space is provided at the entrance for site amenities such a sports court, fitness facility, covered seating areas, and a dog park. These areas combined provide a total of approximately 158,300 sf of common open space where 42,000 sf is required by code under the RS-2 district.

In general, there will be both two and three story homes offered that range in size from 1,200 to 1,600 square feet and provide one or two car garages.

THOMASON
CONSULTING
ENGINEERS

PUD Development Standards

The following table provides the development standards for the project along with comparison to Title 30 requirements as noted:

	PROPOSED	***PER 30.02.24***
LOT AREA, MIN	1,050 SF	2,000 SF
SETBACKS:		
FRONT/DRIVEWAY	3'	20'/20'
REAR	0' (ZERO LOT LINE)	15'
SIDE (INTERIOR)	0' MIN (ZERO LOT LINE)	5'
SIDE (STREET)	10'	10'
	PROPOSED	***PER 30.64.03.C.2.i***
WALL HEIGHTS	6' SCREEN/10' RETAINING - 16' Max	6' SCREEN/3' RETAINING - 9' MAX

Retaining Wall Heights: Approval of a maximum 10' retaining wall height (for 16' total wall height with 6' screen wall) where a 3' retaining wall height (for total 9' wall height with 6' screen wall) is allowed by Title 30 section 30.64.03.C.2.i, p.140. The maximum height condition typically occurs along the west side of the project the proposed grade will be lower than neighboring residences to the west. Over height walls will also occur on the east side of the project with maximum retaining wall height of 6' (for a total 12' wall height with a 6' screen wall).

Justification: The increase in wall height allows the project to 'flatten' the developed area across the site to maximize usable open space in the common lots between the homes. The site falls approximately 20' from west to east across the southern fifteen acres and approximately 10' across the northern five acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

09/16/25 PC AGENDA SHEET

22

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500142-USA:

TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

RELATED INFORMATION:

APN:
176-27-401-013

PROPOSED LAND USE PLAN:
ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential subdivision
- Number of Lots: 210
- Density (du/ac): 10.45
- Lot Size (square feet): 1,050 (minimum/maximum)

Project Description
The proposed single-family residential development is located on a 20.1 acre site. The site is an inverted "T" shaped parcel that is centrally bisected with an existing drainage channel that runs west to east.

The submitted plan shows that this proposed subdivision will be developed in 3 phases.

- Phase 1 – The east half of the southern portion of the site.
- Phase 2 – the west half of the southern portion of the stie.
- Phase 3 – The northern portion the parcel located north of the existing drainage channel.

Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar

DRAFT

formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation. The southern portion of the site also includes amenity areas encompassed within the common elements of the map, located north of the central (main) driveway. There is also an existing meandering walking path along the east property line which will remain. Each home faces out toward a private street, and the rear yard faces inward toward a 40 foot wide landscaped pedestrian path. In addition, each proposed lot will include an easement in the rear yard for a patio area. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation. The design of the rear yards also face internally toward a landscaped pedestrian path. Lastly, the existing attached sidewalk along Cactus Avenue will be demolished, and the applicant will install detached sidewalks with street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2.413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Neighborhood) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0571	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-25-0573	A waiver of development standards for driveway separation is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.

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

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

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 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

- 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 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;

DRAFT

- 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

- All streets shall have approved names & suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- The lot between lots 30 and 32 shall have a lot number;
- The street shown as Nopal Street shall have an approved suffix;
- The street shown as Desert Barrel Avenue is a duplicate street name;
- The street shown as Winkler Cactus Street is an extension of Rose Cactus Street and shall assume the same name;
- The street shown as Totem Cactus cannot be used multiple times when it is not within the same alignment;
- The street shown as Barbora Street is a sound alike street name.

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning
Application Form

22A

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.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)* | Joshua Erickson - Deputy Director of RPM (Property Owner (Print)) | 4/17/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 7, 2025

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

Re: Cactus Trails
Tentative Map
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a Tentative Map for the proposed Cactus Trails project.

The project proposes a 210 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

Location: The proposed project is located north of Cactus Avenue approximately 1,700 feet east of Buffalo Drive Section 27, Township 22 South, Range 60 East. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

09/17/25 BCC AGENDA SHEET

23

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0454-BERMUDA INDUSTRIAL, LLC:

HOLDOVER ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
177-04-601-037 ptn

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.69 (portion)
- Existing Land Use: Parking lot

Applicant's Justification
The applicant states the IL zone change request will allow for consistent zoning across the entire site since the majority of the overall site that the current property owner owns, including the adjacent parcel to the east, is zoned IL. It is the property owner's intent to combine the subject parcel and the adjacent parcel to the east into 1 legal parcel. IL zoning is also predominantly found to the north, east, and west of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of the site	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot on the subject site and the adjacent parcel to the east subject to removing the time limit	Approved by PC	October 2014

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0714-07	Parking lot on the subject site and the adjacent parcel to the east subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation on the subject site and the adjacent parcel to the east	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site and the adjacent parcel to the east from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Vehicle rental facility
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
WS-25-0456	A waiver of development standards and design review for a warehouse/distribution center on the subject site and the adjacent parcel to the east is a companion item on this agenda.
VS-25-0455	A vacation and abandonment for portions of right-of-way on the subject site and the adjacent parcel to the east is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial subdivision on the subject site and the adjacent parcel to the east is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The

east half of the subject parcel, the adjacent parcel to the east, and the abutting parcel to the west are already zoned IL. Additionally, the request for IL zoning will allow the overall project site (including the adjacent parcel to the east owned by the same property owner) to be unified under the same IL zoning district. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 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 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

DRAFT

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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: August 6, 2025 – HELD – To 09/17/25 – per the applicant.

APPLICANT: BERMUDA INDUSTRIAL, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHRECK, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.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)* | Mark Baker, Manager (Property Owner (Print)) | 4/28/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☐ Property Owner, or ☑ Applicant and Property Owner

Full Name	Title
Placid Investors, Inc.	Sole Member of Bermuda Industrial LLC
United Brotherhood of Carpenters and Joiners of America*	Sole shareholder of Placid Investors, Inc.
Douglas J. McCarron	General President of UBC
Thomas J. Flynn	General Vice President of UBC
Gary Perinar	Second General Vice President
Mark McGriff	General Secretary-Treasurer of UBC
*Nonprofit entity - officers and directors provided	

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Mark Baker, Manager
Print Name

4/28/2025
Date

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 30, 2025

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

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter - New Distribution and Warehouse Buildings – Conforming Zone Change
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers ("APN") 177-04-601-036 and 177-04-601-037 (collectively, the "Property"), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. The Applicant is requesting a conforming zone change of a portion of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning of the Property in connection with the Applicant's project. The Applicant has submitted concurrently herewith other applications in connection with two (2) new proposed distribution/warehouse buildings on the Property (the "Project"). Further, the Applicant has filed an application for a tentative map to combine the Property.

Specifically, the Applicant is requesting approval of the following:

> **Conforming Zone Change** to rezone a portion of APN 177-04-601-037 from zone Industrial Park (IP) to zone Industrial Light (IL).

APN 177-04-601-036 is currently zoned Industrial Light (IL) with a planned land use of Business Employment (BE). However, APN 177-04-601-037 has a split zone with the eastern portion of the parcel being zoned Industrial Light (IL) and the western portion of the parcel being zoned Industrial Park (IP). This request is for a conforming zoning change given the planned land use of Business Employment (BE) and is consistent with the other zoning of the surrounding properties adjacent to the Property. For example, the properties to the east across Bermuda (APNs 177-03-212-003, 177-03-201-002 and 177-03-211-003) are zoned Industrial Light (IL), the property to the west across Placid Street (APN 177-04-601-035) is zoned Industrial Light (IL), the properties to the north (APNs 177-04-510-024, 177-04-510-

026) is zoned Industrial Par (IP), and the property to the south across Hidden Well Road is the 215 Beltway.

As noted above, the Applicant intends to combine the Property into one legal parcel and develop the entire Property as one cohesive Project. In order to facilitate such development, the Applicant requests a conforming zone change to rezone the western portion of APN 177-04-601-037, as more particularly described on the legal description provided herewith, to Industrial Light to correspond with the zoning on the remainder of the Property. The zone change is consistent with the planned land use for the entirety of the Property and is consistent with the surrounding area.

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

Sincerely,

Rebecca L. Miltenberger
Enclosures

33524557

09/17/25 BCC AGENDA SHEET

24

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0455-BERMUDA INDUSTRIAL, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
177-04-601-036; 177-04-601-037

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
The plans show the vacation and abandonment of driveway easements, pedestrian access easements, a temporary construction easement, and a utility easement. The plans also show the vacation and abandonment of 5 feet right-of-way along Bermuda Road, Placid Street, and Hidden Well Road which is needed for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A zone change to reclassify a portion of the site from IP to IL is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

COUNTY COMMISSION ACTION: August 6, 2025 – HELD – To 09/17/25 – per the applicant.

APPLICANT: BERMUDA INDUSTRIAL, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHRECK, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.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)* | Mark Baker, Manager (Property Owner (Print)) | 4/28/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☐ Property Owner, or ☑ Applicant and Property Owner

Full Name	Title
Placid Investors, Inc.	Sole Member of Bermuda Industrial LLC
United Brotherhood of Carpenters and Joiners of America*	Sole shareholder of Placid Investors, Inc.
Douglas J. McCarron	General President of UBC
Thomas J. Flynn	General Vice President of UBC
Gary Perinar	Second General Vice President
Mark McGriff	General Secretary-Treasurer of UBC
*Nonprofit entity - officers and directors provided	

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Mark Baker, Manager
Print Name

4/28/2025
Date

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 30, 2025

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

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter - New Distribution and Warehouse Buildings – Conforming Zone Change
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers ("APN") 177-04-601-036 and 177-04-601-037 (collectively, the "Property"), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. The Applicant is requesting a conforming zone change of a portion of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning of the Property in connection with the Applicant's project. The Applicant has submitted concurrently herewith other applications in connection with two (2) new proposed distribution/warehouse buildings on the Property (the "Project"). Further, the Applicant has filed an application for a tentative map to combine the Property.

Specifically, the Applicant is requesting approval of the following:

> **Conforming Zone Change** to rezone a portion of APN 177-04-601-037 from zone Industrial Park (IP) to zone Industrial Light (IL).

APN 177-04-601-036 is currently zoned Industrial Light (IL) with a planned land use of Business Employment (BE). However, APN 177-04-601-037 has a split zone with the eastern portion of the parcel being zoned Industrial Light (IL) and the western portion of the parcel being zoned Industrial Park (IP). This request is for a conforming zoning change given the planned land use of Business Employment (BE) and is consistent with the other zoning of the surrounding properties adjacent to the Property. For example, the properties to the east across Bermuda (APNs 177-03-212-003, 177-03-201-002 and 177-03-211-003) are zoned Industrial Light (IL), the property to the west across Placid Street (APN 177-04-601-035) is zoned Industrial Light (IL), the properties to the north (APNs 177-04-510-024, 177-04-510-

www.bhfs.com

026) is zoned Industrial Par (IP), and the property to the south across Hidden Well Road is the 215 Beltway.

As noted above, the Applicant intends to combine the Property into one legal parcel and develop the entire Property as one cohesive Project. In order to facilitate such development, the Applicant requests a conforming zone change to rezone the western portion of APN 177-04-601-037, as more particularly described on the legal description provided herewith, to Industrial Light to correspond with the zoning on the remainder of the Property. The zone change is consistent with the planned land use for the entirety of the Property and is consistent with the surrounding area.

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

Sincerely,

Rebecca L. Miltenberger
Enclosures

33524557

09/17/25 BCC AGENDA SHEET 25 **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0456-BERMUDA INDUSTRIAL, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth. **DESIGN REVIEW** for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
177-04-601-036; 177-04-601-037

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to 13 feet 3 inches for the northern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 91.2% reduction).
   b. Reduce throat depth to 6 feet 8 inches for the southern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 95.6% reduction).
   c. Reduce throat depth to 18 feet 10 inches for the northern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (an 87.4% reduction).
   d. Reduce throat depth to **36 feet 6 inches** for the central driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a **75.7%** reduction).
   e. Reduce throat depth to 13 feet 11 inches for the southern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 90.7% reduction).
   f. Reduce throat depth to **17 feet** for a driveway along Hidden Well Road where 150 feet is required per Uniform Standard Drawing 222.1 (an **88.7%** reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51

- Project Type: Warehouse and distribution
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 300,720 (Building A)/309,960 (Building B)
- Parking Required/Provided: 282/488 (per parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 warehouse and distribution buildings on 30.14 acres located on the north side of Hidden Well Road, east of Placid Street and west of Bermuda Road. The eastern portion of the site is currently developed with a vehicle rental facility which is proposed to be demolished. Building A is located on the southern portion of the site and is 300,720 square feet. Building B is located on the northern portion of the site and is 309,960 square feet. Total lot coverage is 46.5% where 80% is allowed. Building A is set back 104 feet from the south property line along Hidden Well Road, 81 feet from the west property line along Placid Street, and 93 feet from the east property line along Bermuda Road. Building B is set back 103 feet 8 inches from the north property line, 70 feet 6 inches from the west property line along Placid Street, and 75 feet from the east property line along Bermuda Road.

The site will be accessed by **one,** 37 foot wide **driveway** located along Placid Street, and two, **37 foot wide** driveways located along Bermuda Road. The site will also be accessed from 2 central driveways, with 1 located along Placid Street, and the other located along Bermuda Road. Each central driveway will have one-way 24 foot wide travel lanes with a 5 foot wide median. **Finally, 1 driveway with a 5 foot wide median and a deceleration lane is proposed along Hidden Well Road**. Reduced throat depths are proposed for all driveways which is the subject of waiver requests. Parking is provided along the south, east, and west sides of Building A and the north, east, and west sides of Building B. The plan indicates 488 parking spaces will be provided. This includes 14 accessible parking spaces along the south side of Building A and the north side of Building B. Seventeen EV-capable and 10 EV-installed parking spaces are provided along the south side of Building A and the north side of Building B. The number of parking spaces exceeds the maximum allowed per Title 30, which is 348 parking spaces excluding the ADA and EV-installed spaces. A Parking Demand Study prepared by a traffic engineer has been provided to support the increased quantity of parking. All parking areas are accessed by sidewalks leading to the building entrances of both warehouses. Within the parking areas are stamped concrete crosswalks. Internal sidewalks also connect to the public sidewalks along the surrounding streets.

Between Buildings A and B is a parking area for approximately 72 trailers. This is adjacent to a truck apron and loading docks located at the rear of each building. Eight trash and recycling enclosures are proposed within the truck apron areas next to ramps. Bicycle racks for a total of 8 bikes are proposed at the southwest corner of Building A and at the northwest corner of Building B. Retaining walls with a maximum of 3 feet in height with a 42 inch tall guard rail for fall protection are set back 6 feet 6 inches from the detached sidewalk along a portion of Bermuda Road and are set back 16 feet from the detached sidewalk along a portion of Hidden Well Road. A 9 foot tall retaining wall with a 42 inch tall guard rail for fall protection is also provided north of the northern parking area and is set back 22 feet 4 inches from the northern property line.

Landscaping

Plans indicate street landscaping along Hidden Well Road, Placid Street, and Bermuda Road, consisting of two, 5 foot wide landscape strips on each side of a detached 5 foot wide sidewalk. The street landscaping includes large Shoestring Acacia staggered 30 feet apart on center on each side of the detached sidewalk, except in sight visibility zones. Tree placement has been modified due to proposed easements located along portions of Placid Street and Hidden Well Road. Additionally, medium Thornless Honey Mesquite trees are planted 20 feet apart located near the 2 street intersections outside the sight visibility zones. Finally, medium Desert Museum Palo Verde trees are planted near the driveway entrances outside the sight visibility zones. At least three, 5 gallon shrubs are provided per tree in all street landscape areas. Within the parking lot area medium Chinese Pistache trees are provided within the parking area landscape islands along with Desert Museum Palo Verdes are located along some of the drive aisles. A mix of medium and large trees are also provided in a landscape area along the northern property boundary. Eight existing trees on the site which meet the definition of a significant tree per Title 30 are proposed to be preserved for the project, while 61 significant trees are proposed to be removed. **This is being mitigated with the provision of drought-tolerant trees of an equal or greater combined caliper to the lost significant trees.**

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction and panelized roofing with variations in the roof parapet heights. The building heights are 47 feet to the highest roof parapet to 44 feet at the lowest roof parapet, with 1 to 2 foot parapet variations. Rooftop mechanical equipment will be screened by the parapets. The buildings will have concrete panels with 4 different colors, and will include aluminum storefront window systems with 4 foot wide metal canopies 11 feet above the entrances with additional canopies 23 feet 6 inches above a second window level. The buildings also feature clerestory windows along the front building facades. The south side of Building A has 6 primary building entrances facing toward the street. The north side of Building B has 4 primary building entrances which are facing into a parking area. There are also secondary painted metal doors accessing the building from the loading areas and along the both sides of the buildings. The north side of Building A and the south side of Building B include loading areas with four, 14 foot by 16 foot roll-up overhead doors accessed by ramps and 43, nine foot by 10 foot loading dock roll-up overhead doors.

Floor Plans

The plan indicates Building A with 300,720 square feet of warehouse space, and 6 office spaces located along the south side of the building where the primary building entrances are located. Each office space is 56 feet by 60 feet. The plan also indicates Building B with 309,960 square feet of warehouse space, and 4 office spaces located along the north side of the building where the primary building entrances are located. Three office spaces are 56 feet by 60 feet each while the fourth space is 84 feet by 60 feet. Approximately 37,460 square feet of total office space is provided as an accessory use. The office areas feature 11 foot high ceilings, while the warehouse portion of the buildings have 36 foot high ceilings.

Applicant's Justification

The applicant seeks to develop the site for industrial development consisting of 2 new distribution/warehouse buildings. The applicant is seeking waivers to reduce the throat depths of

the driveways for the project. Design reviews are requested to increase the maximum parking, increase horizontal articulation, and not to have the customer entrances for Building B oriented towards the street. A parking demand study has been provided, and the applicant proposes increasing parking spaces over the amount permitted by Code to better align the project with industry standards while concurrently utilizing the property to its highest and best use. The applicant states that the adjustment to the horizontal articulation is consistent with other similarly suited industrial buildings in Clark County and follows the elevation variations of the proposed buildings. The applicant also explains that the customer entrances for Building B will have glass storefronts and be visible from the street frontages. However, the entrance doors will be located adjacent to the parking areas for convenient access from accessible parking areas. The applicant states that the waivers for reduced throat depth are requested as the central driveways will serve as the primary ingress/egress for truck traffic. The internal drive aisle will provide additional throat depth for the truck traffic. The other driveways will access or service a smaller portion of the overall parking.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A zone change to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment of various easements is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial 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
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 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.

Plans indicate that building materials include the use of glass, metal, and painted concrete. Customer entrances feature 4 foot wide metal canopies above the doors and storefront windows. Trash and recycling enclosures are located in the truck aprons for both buildings. While there are portions of the building facades in which at least 2 changes to horizontal articulation do not occur every 50 linear feet as required. The building facades feature wall reveals, changes in surface colors and materials, and 1 to 2 foot roofline variations. Roll-up overhead doors for the loading areas are located between the warehouse buildings, internal to the development, and screened by portions of the buildings from the surrounding public rights-of-way. Pedestrian connectivity is provided between the public sidewalks along the streets, the parking areas, and the building entrances. The customer entrances for Warehouse B are not oriented towards either Placid Street or Bermuda Road. However, the parking area, including ADA spaces, is adjacent to the 4 entrances on the north side of the building and the parking spaces. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is in accordance with the Code requirements. **Based on this information, staff can support the design review.**

Public Works - Development Review
Waiver of Development Standards
Although the throat depths for the commercial driveways on Placid Street, Bermuda Road and Hidden Well Road do not comply with the minimum standard, the applicant worked with staff to redesign 2 driveways, allowing vehicles to safely enter and exit the site without the potential for conflicts. Therefore, staff has no objection to this request.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

DRAFT

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 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS: 1 letter

COUNTY COMMISSION ACTION: August 6, 2025 – HELD – To 09/17/25 – per the applicant.

APPLICANT: BERMUDA INDUSTRIAL, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.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)* | Mark Baker, Manager (Property Owner (Print)) | 4/28/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

09/17/25 BCC AGENDA SHEET

26

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500111-BERMUDA INDUSTRIAL, LLC:

HOLDOVER TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
177-04-601-036; 177-04-601-037

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51
- Project Type: Warehouse and distribution
- Number of Lots: 1

Project Description
The plans depict a 1 lot industrial subdivision on a 30.51 acre site. The property is located along the north side of Hidden Well Road between Placid Street and Bermuda Road. The eastern portion of the site is currently developed with a vehicle rental facility which is proposed to be demolished. Access to the site is proposed to be provided by 2 driveways on Placid Street on the west side, 3 driveways on Bermuda Road on the east side, and 1 driveway on Hidden Well Road on the south side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A zone change to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment of various easements and portions of right-of-way is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center 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.

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

Building Department - Addressing

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: August 6, 2025 – HELD – To 09/17/25 – per the applicant.

APPLICANT: BERMUDA INDUSTRIAL, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.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)* | Mark Baker, Manager (Property Owner (Print)) | 4/28/2025 (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 _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☐ Property Owner, or ☑ Applicant and Property Owner

Full Name	Title
Placid Investors, Inc.	Sole Member of Bermuda Industrial LLC
United Brotherhood of Carpenters and Joiners of America*	Sole shareholder of Placid Investors, Inc.
Douglas J. McCarron	General President of UBC
Thomas J. Flynn	General Vice President of UBC
Gary Perinar	Second General Vice President
Mark McGriff	General Secretary-Treasurer of UBC
*Nonprofit entity - officers and directors provided	

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Mark Baker, Manager
Print Name

4/28/2025
Date

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 30, 2025

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

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter - New Distribution and Warehouse Buildings – Conforming Zone Change
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers ("APN") 177-04-601-036 and 177-04-601-037 (collectively, the "Property"), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. The Applicant is requesting a conforming zone change of a portion of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning of the Property in connection with the Applicant's project. The Applicant has submitted concurrently herewith other applications in connection with two (2) new proposed distribution/warehouse buildings on the Property (the "Project"). Further, the Applicant has filed an application for a tentative map to combine the Property.

Specifically, the Applicant is requesting approval of the following:

> **Conforming Zone Change** to rezone a portion of APN 177-04-601-037 from zone Industrial Park (IP) to zone Industrial Light (IL).

APN 177-04-601-036 is currently zoned Industrial Light (IL) with a planned land use of Business Employment (BE). However, APN 177-04-601-037 has a split zone with the eastern portion of the parcel being zoned Industrial Light (IL) and the western portion of the parcel being zoned Industrial Park (IP). This request is for a conforming zoning change given the planned land use of Business Employment (BE) and is consistent with the other zoning of the surrounding properties adjacent to the Property. For example, the properties to the east across Bermuda (APNs 177-03-212-003, 177-03-201-002 and 177-03-211-003) are zoned Industrial Light (IL), the property to the west across Placid Street (APN 177-04-601-035) is zoned Industrial Light (IL), the properties to the north (APNs 177-04-510-024, 177-04-510-

026) is zoned Industrial Par (IP), and the property to the south across Hidden Well Road is the 215 Beltway.

As noted above, the Applicant intends to combine the Property into one legal parcel and develop the entire Property as one cohesive Project. In order to facilitate such development, the Applicant requests a conforming zone change to rezone the western portion of APN 177-04-601-037, as more particularly described on the legal description provided herewith, to Industrial Light to correspond with the zoning on the remainder of the Property. The zone change is consistent with the planned land use for the entirety of the Property and is consistent with the surrounding area.

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

Sincerely,

Rebecca L. Miltenberger
Enclosures

33524557