ZONE PW26-11566

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 02, 2025

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NV 89119

REFERENCE: ZC-25-0571

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 19, 2025**. The final decision along with any conditions are listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

APPROVED.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.**

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.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0571-USA:

HOLDOVER 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

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
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 Mid-Intensity Suburban Neighborhood (MN) to Compact 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 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 subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. 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 has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Unanimous Absent: Roitman

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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: Enterprise - denial.
APPROVALS: 3 cards, 2 letters
PROTESTS: 247 cards, 44 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

COUNTY COMMISSION ACTION: November 5, 2025 – HELD – To 11/19/25 – per the applicant.

APPLICANT: KAVISON HOMES LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

Department of Comprehensive Planning

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Sami Real, Director

NOTICE OF FINAL ACTION

December 02, 2025

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NV 89119

REFERENCE: PUD-25-0572

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 19, 2025**. The final decision along with any conditions are listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Developer to coordinate with Republic Services to verify feasibility of trash pick-up;**
- **Developer to also coordinate with EMS service providers to verify service feasibility;**
- **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;**

BOARD OF COUNTY COMMISSIONERS
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Department of Comprehensive Planning

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Sami Real, Director

- **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, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

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

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KEVIN SCHILLER, County Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-25-0572-USA:

HOLDOVER 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.

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. 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.

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 setback 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) 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 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 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 has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Public Works - Development Review

- The installation of detached sidewalks will require dedication to back of curb, **together with a subdivision map** granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Stone Nay: Kilarski, Kirk Absent: Roitman

Comprehensive Planning

- Developer to coordinate with Republic Services to verify feasibility of trash pick-up;
- Developer to also coordinate with EMS service providers to verify service feasibility;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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: Enterprise - denial.
APPROVALS: 4 cards, 2 letters
PROTESTS: 260 cards, 38 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

COUNTY COMMISSION ACTION: November 5, 2025 – HELD – To 11/19/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

Department of Comprehensive Planning

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Sami Real, Director

NOTICE OF FINAL ACTION

December 02, 2025

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NV 89119

REFERENCE: WS-25-0573

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 19, 2025**. The final decision along with any conditions are listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Developer to coordinate with Republic Services to verify feasibility of trash pick-up;**
- **Developer to also coordinate with EMS service providers to verify service feasibility;**
- **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;**

BOARD OF COUNTY COMMISSIONERS
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Sami Real, Director

- **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, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.**

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.**

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KEVIN SCHILLER, County Manager

10/07/25 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0573-USA:

HOLDOVER 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

channel serves the 64 lots on the northern portion 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) 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.
PUD-25-0572	A planned unit development 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 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
Public Works - Development Review
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff 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 **November 5, 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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: Enterprise - denial.
APPROVALS: 2 cards, 1 letter
PROTESTS: 126 cards, 19 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 02, 2025

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NV 89119

REFERENCE: TM-25-500142

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 19, 2025**. The final decision along with any conditions are listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

APPROVED.
CONDITIONS OF APPROVAL -
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;**
- **The installation of detached sidewalks will require dedication to back of curb, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

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

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.**

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.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

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

11/19/25 BCC AGENDA SHEET **UPDATE**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500142-USA:

HOLDOVER 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

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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.

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.
WS-25-0573	A waiver of development standards for a single-family residential development is a companion item on this agenda.
PUD-25-0572	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
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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:

Public Works - Development Review

- The installation of detached sidewalks will require dedication to back of curb, **together with a subdivision map** granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Stone Nay: Kilarski, Kirk Absent: Roitman
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;
- 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;
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Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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: Enterprise - denial.
APPROVALS:
PROTESTS: 10 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

COUNTY COMMISSION ACTION: November 5, 2025 – HELD – To 11/19/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119