

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the drainage study; and **2)** waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the drainage study where required per Section 30.04.08B.
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Richmar Avenue where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ensworth Street where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED_USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.16
- Project Type: Minor subdivision
- Number of Lots/Units: 2

Site Plan

The site plan depicts a proposed 2 lot parcel map on the south side of Richmar Avenue and the west side of Ensworth Street, which is requested with MSM-25-600082. A new 0.13 acre parcel is shown to be split from the existing 5.16 acre. This parcel will be centrally located along the west property line adjacent to the US I-15 to the west and will contain an existing off-premises sign. The remainder 5.03 acres will be developed as a single-family residential subdivision. A drainage study and off-site improvements are required as part of the minor subdivision request; however, the applicant is deferring the drainage study and off-site improvements to be done as part of the proposed 48 lot single-family residential subdivision.

Applicant's Justification

The applicant states there will be a drainage study conducted with the development of the 48 lot residential subdivision located on the rest of the parcel, and that conducting a drainage study only for the new billboard parcel would not be reasonable. Similarly, the applicant states that the development of the 48 lot residential subdivision will also include full off-site improvements on Richmar Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premises sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is I-15

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
VS-25-0765	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 31 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**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.

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.

Public Works - Development ReviewWaiver of Development Standards #1

Staff has no objection the drainage study being deferred to allow for the parcel map to record. The applicant will provide the drainage study with the single-family residential.

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Richmar Avenue and Ensworth Street to allow for the parcel map to record. Full off-site improvements will be installed with the single-family residential. The private access easement shown on the parcel map does not require an county-approved turnaround since it will be provided with the single family residential subdivision.

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:

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 #0313-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

PLANNING COMMISSION ACTION: December 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson

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 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 with the single-family residential;
- Traffic study and compliance with the single-family residential;
- Full off-site improvements with the single-family residential;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac 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 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

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided.

TAB/CAC: Enterprise - approval (Public Works Bullet #1 to read as Drainage study and compliance with future development and Public Works Bullet #3 to read as full off-site improvements with future development).

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113