

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

MPC-25-0332-MOAPA NORTH VILLAGE, LLC:

HOLDOVER CONCEPT SPECIFIC PLAN for a mixed-use master planned community on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone.

Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa.
MK/hw/cv (For possible action)

RELATED INFORMATION:

APNs:

List on file.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - AGRICULTURE

NORTHEAST COUNTY (MOAPA) - BUSINESS EMPLOYMENT

NORTHEAST COUNTY (MOAPA) - CORRIDOR MIXED-USE

NORTHEAST COUNTY (MOAPA) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHEAST COUNTY (MOAPA) - ENTERTAINMENT MIXED-USE

NORTHEAST COUNTY (MOAPA) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

NORTHEAST COUNTY (MOAPA) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

NORTHEAST COUNTY (MOAPA) - NEIGHBORHOOD COMMERCIAL

NORTHEAST COUNTY (MOAPA) - OPEN LANDS

NORTHEAST COUNTY (MOAPA) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

NORTHEAST COUNTY (MOAPA) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2,046.9 (total)/752 (Residential Uses)/200.9 (Commercial Uses)/1,094 (Industrial Uses)
- Number of Residential Units: 5,690
- Density (du/ac): 7.57
- Project Type: Mixed-Use Master Planned Community (Moapa West)

Master Planned Community Process

The master planned community review process is a multi-step process including: a pre-submittal meeting, draft concept plan review, final concept plan review, Public Facility Needs Assessment based on an approved concept plan, specific plan review, development agreement, and master plan/zoning approval process. The purpose of the concept plan is to identify issues and concerns of the applicant and the County and other related agencies early in the process. Although the concept plan is general, methods to resolve issues and concerns will be identified and resolved during the specific plan review and approval process. The applicant has submitted maps and exhibits for the concept plan as required, and these are included in the file to assist in the presentation of the plan. Due to the long-range nature of the concept plan, more detailed information and adjustments to the plan may be necessary as current projections will be fine-tuned with additional information and modifications to meet changing circumstances in the specific plan review process.

The Concept Specific Plan starts the process of discussion in identifying various locations for needed public facilities, including but not limited to schools, fire stations, and parks. The applicant and numerous service providers will continue to have ongoing discussions to identify service needs with suitable facility locations. If the Concept Specific Plan is approved, the specific details associated with any necessary public service and facility will be addressed in the subsequent step of the PFNA and Specific Plan.

Land History & Request

This is a request to consider the final concept plan for the Moapa West master planned community. The applicant held a pre-application meeting with staff on December 18, 2024 and a discussion meeting was conducted with the Moapa Town Advisory Board (TAB) on May 13, 2025 that informed the public of the proposed project, while allowing the applicant to fulfill the requirements of the draft concept plan portion of the master planned community process. The applicant has now come forward with the final concept plan that incorporates staff comments and those solicited at the Moapa TAB meeting, as well as additional neighborhood meetings the applicant held with community members and stakeholders.

The site currently consists of mostly undeveloped or agricultural land within Moapa and Glendale. A large portion of the proposed project area was the subject of a previously approved major project, Riverview, which consisted of 3,660 units across 862 acres and overlaps with portions of the proposed North, Town Center, and Industrial Center villages. The concept plan of the previous major project was originally approved in March 2006 with the Specific Plan and PFNA approved in March 2008 with an amendment to the Specific Plan approved in January 2010. This plan expired in January 2016 as no development agreement was ever completed. Additionally, the proposed Industrial Center Village was previously rezoned to IL (previously M-1) and had accompanying tentative map applications which expired in November 2011.

Planning Area

The planning area is generally defined by natural physical characteristics of the site or man-made boundaries such as major section line streets. The purpose of defining the planning area is to provide a uniform development pattern that will serve as a basis for the PFNA. The PFNA is the next step in this multi-step process, which identifies issues, necessary improvements and phasing

of improvements, and provides any comments or direction deemed necessary. While the overall planning area encompassed 6,172 acres, the applicant has control of 2,046.9 acres. The planning area not only includes the land owned by the developer, but also surrounding private properties, which are presently a mix of developed and undeveloped residential, commercial, and industrial land uses, and vast areas of natural undisturbed desert, agricultural fields, and extensive floodplain areas. The proposed project will not include any changes to the property not owned by the applicant. Several large washes, as well numerous small washes, cross the project area. Flood prone areas encumber a significant portion of the privately owned parcels, which are anticipated to remain in their natural state, providing opportunities for trails and connectivity throughout the entire planning area.

Land Use

The concept specific plan will consist of 8 different planning areas and villages. These villages will consist of low and medium density residential, commercial and mixed-use, and industrial developments. The community will be completed over the course of 1 to 22 years with an estimated completion date of 2051.

North Village

The North Village will contain approximately 469 acres and is located 2.7 miles north of the intersection of State Highway 168 and Interstate 15 and is currently accessed by Henrie Road. This village will primarily contain Mid-Intensity Suburban Neighborhood, with Low-Intensity Suburban Neighborhood and Ranch Estate Neighborhood land use categories serving as buffers to the existing low-density development along the southwest portion of the village. This village is proposed to have 2,652 residential units for an average density of 5.65 dwelling units per acre (du/ac), and neighborhoods within the village will have varying densities between 2 and 8 du/ac. Additionally, the North Village will contain 18 acres designated for Neighborhood Commercial to allow for lower intensity neighborhood servicing business in the more low-density focused portion of the development. Development of the North Village is expected to start around 2030 and be completed within a 22 year timeframe.

South Village

South Village will be approximately 156.2 acres and is located directly to the east of the intersection of State Highway 168 and Interstate 15 and is currently accessed by Lewis Ranch Road. This village will primarily contain Entertainment Mixed-Use and Mid-Intensity Suburban Neighborhood land use category with a 100 foot wide Open Lands designated buffer (5.3 acres) in the southeast portion of the village to buffer existing agricultural and residential areas surrounding the proposed village. This village is proposed to have approximately 619 units for an average density of 3.96 du/ac with the neighborhoods having densities up to 8 du/ac and the possibility of over 18 du/ac if the Entertainment Mixed-Use area is used for residential development. The South Village will contain 92.3 acres designated for Entertainment Mixed-Use and the applicant anticipates this area may contain resort hotel uses. Development of the South Village is expected to start around 2034 and be completed within an 8 year timeframe.

Hidden Valley Village

Hidden Valley Village will contain 76.8 acres and is located 0.75 miles southwest of the intersection of State Highway 168 and Interstate 15. The area is currently accessed by private

easements. This village will solely consist of Mid-Intensity Suburban Neighborhood. The village is proposed to have a total of 811 units. Development of Hidden Valley Village is expected to start around 2041 and be completed within a 9 year timeframe.

Town Center Village

Town Center Village will contain 207.3 acres and is located to the northeast of the intersection of State Highway 168 and Interstate 15. The area is currently accessed from State Highway 168 and Glendale Boulevard. The western half of the village will consist of Mid-Intensity Suburban Neighborhood with a proposed unit count of 1,609 for an average density of 7.76 du/ac, however, individual neighborhoods could have densities up to 8 du/ac. Additionally, a 100 foot wide Open Lands designated buffer (8 acres) is being provided in the southeast portion of the site along the western and southern edges of the residential block to buffer existing agricultural and residential areas. The east half of the village will contain a variety of commercial intensities with 37 acres designated for Entertainment Mixed-Use and 10 acres designated for Corridor Mixed-Use. Development of Town Center Village is expected to start around 2028 and be completed within a 16 year timeframe.

Commercial Center Village

The bulk of the commercially designated land will be contained within Commercial Center Village located to the west of the intersection of State Highway 168 and Interstate 15. This village will contain 43.6 acres designated Corridor Mixed-Use. Development of Commercial Center Village is expected to start by 2028 and be completed within a 1 year timeframe.

Industrial Center Village

Industrial Center Village contains a total of 955.3 acres designated for low and medium intensity industrial uses, such as warehouses and light manufacturing with the Business Employment land use category. This village will be developed across 3 related portions of the project. The first portion contains 194.4 acres and is located surrounding the intersection of the Union Pacific Railroad and State Highway 168, approximately 3 miles northeast of the intersection of State Highway 168 and Interstate 15. The second portion is an 83.6 acre parcel located northwest of the Union Pacific Railroad and Reid Gardner Power Plant and southwest of the first portion of the village. The final portion of the Industrial Center Village is located southeast of the second portion of the village and runs to the south of a Union Pacific Railroad spur and along the Muddy River floodway. This third portion will contain 677.3 acres. Development of Industrial Center Village is expected to start around 2026 and be completed within an 8 year timeframe.

Inland Port Village

To be developed alongside the third portion of the Industrial Center Village is the Inland Port Village that will consist of 57.8 acres located north of the Union Pacific Railroad and the third portion of the Industrial Center Village. Development of Inland Port Village is expected to start around 2029 and be completed within a 1 year timeframe.

Industrial South Village

The Industrial South Village will contain 80.9 acres of Business Employment designated land. Development within this village will begin in 2036 and complete within 2 years for an expected

completion date of 2037. The village is located 1.1 miles south of the intersection of State Highway 168 and Interstate 15.

The following table lists the estimations of the proposed land uses, area, and percentage of the Master Plan Community:

| Proposed Planned Land Uses | Acreage (Existing) | Acreage (Proposed) | % of Area (Existing) | % of Area (Proposed) |
|-------------------------------------|-------------------------------|-------------------------------|---------------------------------|---------------------------------|
| Outlying Neighborhood | 126.2 | 0 | 6.2 | 0 |
| Edge Neighborhood | 182.2 | 0 | 8.9 | 0 |
| Ranch Estate Neighborhood | 157.9 | 11.8 | 7.7 | 0.6 |
| Low-Intensity Suburban Neighborhood | 96.4 | 96.4 | 4.7 | 4.7 |
| Mid-Intensity Suburban Neighborhood | 342.8 | 630.5 | 16.7 | 30.8 |
| Neighborhood Commercial | 18 | 18 | 0.9 | 0.9 |
| Corridor Mixed-Use | 194.4 | 53.6 | 9.5 | 2.6 |
| Entertainment Mixed-Use | 147.6 | 129.4 | 7.2 | 6.3 |
| Business Employment | 278.1 | 1,093.9 | 13.6 | 53.5 |
| Agriculture | 502.7 | 0 | 24.6 | 0 |
| Open Lands | 0.6 | 13.3 | <0.1 | 0.6 |
| Public Facilities | TBD | TBD | N/A | TBD |
| Totals | 2,046.9 | 2,046.9 | 100 | 100 |

The following table lists the estimations of the proposed land uses and area for each village:

| Proposed Village | Residential Acres | % of Area | Commercial Acres | % of area | Industrial Areas | % of area | Total Area | % of area |
|---------------------------|--------------------------|------------------|-------------------------|------------------|-------------------------|------------------|-------------------|------------------|
| Town Center Village | 152.3 | 73.5 | 47 | 22.7 | 0 | 0 | 207.3* | 10.1 |
| South Village | 58.6 | 37.5 | 92.3 | 59.1 | 0 | 0 | 156.2* | 7.6 |
| Industrial South Village | 0 | 0 | 0 | 0 | 80.9 | 100 | 80.9 | 4.0 |
| Commercial Center Village | 0 | 0 | 43.6 | 100 | 0 | 0 | 43.6 | 2.1 |
| Hidden Valley Village | 76.8 | 100 | 0 | 0 | 0 | 0 | 76.8 | 3.8 |
| Industrial Center Village | 0 | 0 | 0 | 0 | 955.3 | 100 | 955.3 | 46.7 |
| Inland Port Village | 0 | 0 | 0 | 0 | 57.8 | 100 | 57.8 | 2.8 |
| North Village | 451 | 96.2 | 18 | 3.8 | 0 | 0 | 469 | 22.9 |
| Totals | 752 | 36.7 | 200.9 | 9.8 | 1,094 | 53.5 | 2,046.9 | 100 |

*Includes area designated for Open Lands

The following table lists the estimation of the proposed number of dwelling units within each village along with the average and maximum density:

| Proposed Village | Acres | % of Area | Units Proposed | Proposed Density |
|---------------------------|----------------|------------------|-----------------------|-------------------------|
| Town Center Village | 207.3 | 10.1 | 1,608 | 7.76 |
| South Village | 156.2 | 7.6 | 619 | 3.96 |
| Industrial South Village | 80.9 | 4.0 | 0 | 0 |
| Commercial Center Village | 43.6 | 2.1 | 0 | 0 |
| Hidden Valley Village | 76.8 | 3.8 | 811 | 10.56 |
| Industrial Center Village | 955.3 | 46.7 | 0 | 0 |
| Inland Port Village | 57.8 | 2.8 | 0 | 0 |
| North Village | 469 | 22.9 | 2,652 | 5.65 |
| Totals | 2,046.9 | 100 | 5,690 | 7.57 |

Public Services and Facilities

The area is served by Perkins Elementary School in Moapa, Bowler Elementary School in Logandale, and Mack Lyon Middle School and Moapa Valley High School in Overton. The applicant and the Clark County School District (CCSD) will continue to have on-going discussions to identify suitable locations, and the specific number of each school type required to serve this project. Based on the latest projected number of dwelling units and CCSD data regarding potential enrollment numbers, it is expected the development will result in a total of 780 elementary, 444 middle school, and 712 high school students, indicating new educational facilities will be required to accommodate the proposed master planned community.

The closest fire stations to the proposed project area are Fire Station #72, which is located next to Perkins Elementary School in Moapa, and Fire Station #74 in Overton. The Las Vegas Metropolitan Police Department's Resident Officer Program serves the area. The applicants, the Clark County Fire Department, and the Las Vegas Metropolitan Police Department will continue to have on-going discussions to identify suitable locations for facilities.

The applicant has been in contact with the Clark County Regional Flood Control District to discuss drainage issues and infrastructure. Water and sewer will be discussed with the development phases.

The applicant will continue discussions with Public Works to determine the level of infrastructure development needed. Additionally, discussion with the Regional Transportation Commission of Southern Nevada may be needed to address potential public transit concerns. While no areas have been designated for public facilities, the applicant has identified adjacent public lands that could be used for these purposes.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| MPS-0702-09 | Amended the Riverview Specific Plan to reduce the acreage to 862 acres, the number of units to 3,660 units, and eliminate the South Village - expired | Approved by BCC | January 2010 |
| MPS-0097-08 | Specific Plan for a 6,782 unit, 1,462 acre mixed-use comprehensive planned community (Riverview) - expired | Approved by BCC | March 2008 |
| MPP-0095-08 | A public facilities needs assessment for a 1,462 acres mixed-use comprehensive planned community (Riverview) - expired | Approved by BCC | March 2008 |
| ZC-1377-07 | Reclassified APN 042-06-601-001 from M-1 to P-F for a prison facility - expired | Approved by BCC | January 2008 |
| TM-500291-07 | 4-lot commercial/industrial subdivision on APNs 031-32-601-002, 031-32-601-004, 031-32-601-005, 031-32-701-002, 031-32-701-003, 031-32-701-004, & 031-32-801-003 for a proposed industrial park (Moapa Industrial Park South) - expired | Approved by BCC | November 2007 |
| TM-500274-07 | 1-lot commercial/industrial subdivision on APNs 031-29-701-001, 031-29-801-001, & 031-32-501-002 for a proposed industrial park (Moapa Industrial Park North) - expired | Approved by PC | November 2007 |
| ZC-1229-07 | Reclassified APN 031-32-701-004 from P-F to M-1 for a future industrial use | Approved by BCC | November 2007 |
| ZC-1105-07 | Reclassified APN 03-32-601-005 from R-U to M-1 for a future industrial use | Approved by BCC | November 2007 |
| ZC-1104-07 | Reclassified APN 031-32-701-003 from R-T to M-1 for a future industrial use | Approved by BCC | November 2007 |
| ZC-1217-06 | Reclassified APN 031-29-701-001 from R-U to M-1 for a future industrial use | Approved by BCC | October 2006 |
| ZC-1216-06 | Reclassified APN 031-32-501-002 from R-U to M-1 for a future industrial use | Approved by BCC | October 2006 |
| ZC-1215-06 | Reclassified APNs 031-32-601-002, 031-32-701-002, & 031-32-801-003 from C-2, R-U, and R-T to M-1 for a future industrial use | Approved by BCC | October 2006 |
| ZC-1214-06 | Reclassified APN 042-06-601-001 from R-A to M-1 for a future industrial use | Approved by BCC | October 2006 |
| MPC-1734-05 | Draft Concept Plan for a 43,500 unit, 2,600 acre mixed-use comprehensive planned community (Riverview) - expired | Approved by BCC | March 2006 |
| ZC-1895-05 | Reclassified APN 031-29-801-001 from R-U to M-1 for a future industrial use | Approved by BCC | January 2006 |

Surrounding Land Use***North Village***

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|--|----------------------------------|--|
| North & East | Open Lands | RS80 | Undeveloped |
| South | Open Lands & Outlying Neighborhood (up to 0.5 du/ac) | RS80 | Undeveloped & single-family residential |
| West | Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Outlying Neighborhood (up to 0.5 du/ac) | RS80 & RS20 | Undeveloped, agricultural, & single-family residential |

Industrial Center/Hidden Valley/Inland Port Villages

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|----------------------------------|---------------------------|
| North | Open Lands, Public Use & Business Employment | RS80 | Undeveloped & Muddy River |

Industrial Center/Hidden Valley/Inland Port Villages

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---|
| South | Open Lands & Business Employment | RS80 & IH | Undeveloped |
| East | Open Lands, Public Use, Outlying Neighborhood (up to 0.5 du/ac) & Business Employment | RS80 | Undeveloped, Interstate 15, Union Pacific Railroad, & Muddy River |
| West | Open Lands, Business Employment & Outlying Neighborhood (up to 0.5 du/ac) | RS80 & IH | Undeveloped & Muddy River |

Town Center/South Village/Commercial Center Villages

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|----------------------------------|---|
| North | Open Lands, Corridor Mixed-Use, Outlying Neighborhood (up to 0.5 du/ac), & Ranch Estate Neighborhood (up to 2 du/ac) | RS80, CG, & H-2 | Undeveloped, single-family residential, & agriculture |
| South | Business Employment, Corridor Mixed-Use, Agriculture, Outlying Neighborhood (up to 0.5 du/ac), & Open Lands | RS80, RS40, CG, H-2, & IL | Undeveloped, agriculture, gas station, & hotel |
| East | Open Lands | RS80 | Undeveloped |
| West | Public Use, Corridor Mixed-Use, Outlying Neighborhood (up to 0.5 du/ac), & Agriculture | RS80, RS40, CG, & H-2 | Undeveloped, agriculture, gas station, Muddy River, & single-family residential |

Industrial South Village

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--|
| North & East | Agriculture | RS40 | Undeveloped, agriculture, & Union Pacific Railroad |
| South & West | Open Lands | RS80 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Concept Specific Plan

The following is a preliminary list of issues and concerns of interest to Clark County:

1. External and internal transportation system networks, including right-of-way dedication, intermodal facilities and connections, alternative transportation needs, and access to and from the site along with highway capacities beyond the project area.
2. Provision, funding, and maintenance of public services and facilities such as police services, fire protection, water and sewer capacities, satellite government facilities, parks, schools, and flood control infrastructure.
3. The location of public service facilities areas that will allow convenient and practical access to the project area and the greater area.
4. Development of detailed land use categories and code regulations including design criteria.
5. Transitioning and buffering to abutting rural residential and agricultural uses with special consideration given to density, especially in the developed areas of Moapa.
6. Provide a balanced distribution of uses with enough commercial and industrial uses to support the proposed residential areas.
7. Utility needs such as electric power, solid waste, gas, water, and sewer.
8. Access to the proposed project areas with an emphasis on crossings with the Union Pacific Railroad and Interstate 15.
9. Development within flood prone areas and infrastructure that will be needed.
10. Identify and address concerns related to the natural environment that emphasize the protection of the surrounding mountain and desert areas but also the Muddy River, and its local environments.
11. Preservation of and the orderly development of hillside areas.
12. Appropriate provision of recreational spaces such as parks and trails and integration into existing areas.
13. Future boundary of project to be defined particularly with regard to any land swapping or public land to be used for public facilities uses.
14. Developer to act as a master developer to provide and coordinate the provision of infrastructure and services.

When the draft concept plan was presented to the TAB for discussion, a major concern from both the Moapa TAB discussion and community members revolved around density and appropriate transitions. The surrounding community values a lower density and rural lifestyle, so staff finds it would be prudent to use effective techniques to buffer the existing neighborhoods from the proposed community while maintaining an integrated design. Such techniques can include using physical buffers such as open space areas and landscaping and using density as a buffer in areas where the proposed higher density residential developments may not be compatible with the existing rural residential neighborhoods. Also, staff encourages the applicant to give significant thought to the location of public facilities so that they are properly provided with each village. Staff is concerned the size and location of commercial areas will not be sufficient to support residential and industrial developments since the proposed land use distribution represents a reduction in commercially designated areas compared to the existing planned land use categories. Staff encourages the applicant to consider additional commercial areas.

The above issues and concerns should be examined in greater detail and addressed further at the Specific Plan and Public Facilities Needs Assessment steps of the process.

That being said, staff can support the proposed Moapa West Concept Specific Plan for the following reasons:

1. The plan assists in designing an effective land use pattern that can be used as a basis for a public facility needs assessment and future steps in the development review process.
2. The plan initiates the master planned community process for an area that may otherwise develop in a "piecemeal" fashion without an integrated plan.
3. The plan assists in establishing functional land use patterns that encourage complete and integrated developments.
4. The plan appropriately identifies areas for development with general development standards and proposed timing.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that a Specific Plan needs to be submitted in one year or the application will expire unless extended with 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

- A Conceptual Drainage Study will be required;
- Nevada Department of Transportation concurrence will be required;
- If the streets within the development are to be public, they must be built in accordance with all County standards, including Clark County Code and Uniform Standard Drawings;
- The traffic study shall determine the minimum required number of travel lanes for each street section;
- Any proposed street, which crosses a U.P.R.R. facility, shall have approval of the railroad;
- Developer may be required to provide the County with a maintenance yard for storage of signs, streetlights, road maintenance materials, and equipment, the location and size of the yard is dependent upon the amount of public infrastructure constructed by the development, a yard of sufficient size as determined by the County, must be provided prior to the County's maintenance of any streets.

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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0540-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Moapa - no recommendation.

APPROVALS:

PROTEST: 11 cards, 13 letters

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

APPLICANT: PHELPS ENGINEERING SERVICES, INC.

CONTACT: DAVID BROWN, 7201 W. LAKE MEAD BOULEVARD, SUITE 280, LAS VEGAS, NV, 89128