Notice and Agenda

Regular City Council Meeting

City Council Chambers - City Hall
10 E Mesquite Blvd.
TUESDAY, AUGUST 11, 2026 - 5:00 PM

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

Ceremonial Matters
- INVOCATION; Father Joji, La Virgen de Guadalupe Catholic Church
- PLEDGE OF ALLEGIANCE

1. Public Comments

During the Public Comment portion of the agenda, comments are to be limited to matters not appearing on the agenda or do not provide for specific public comment under another agenda item. Public Comment will be provided on each agenda under each specific item of business. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a view point of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

1.1 Public Comment
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2. Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.

2.1 Consideration of approval of the Tuesday, June 23, 2026 Regular City Council Meeting Minutes, and the Tuesday August 11, 2026 Regular City Council Meeting

Agenda.

- Public Comment
- Discussion and Possible Action
Cover Page

m 6-23-2026 RCC.pdf

3. Special Items

3.1 Presentation by Rise Development Group for the proposed development of approximately 920 homes on approximately 246 acres of city-owned land located on a portion of Parcel #002-12-301-011.

- Public Comment
- Discussion and Possible Action
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GIS Map.pdf

Rise Development renderings.pdf

Rise LOI. A Home-Rich Future - Mesquite.docx.PDF

4. Department Reports

4.1 Mayor's Comments and Reports
Cover Page

4.2 Council and Staff's Comments and Reports
Cover Page

5. Administrative Items

5.1
Consideration of Tentative Map Case No. TM-26-005 (Mesquite East Mesa Subdivision- Anthem at Mesquite PUD) to subdivide 95.48 acres into 307 single-family residential lots plus common open space areas. The property is zoned *Single-Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the west side of Mesquite Heights Road, north of the intersection with Canyon Crest Boulevard, and is Clark County Assessor's Parcel No. 001-05-201-003.

- Public Hearing

- Discussion and Possible Action
Cover Page

TM-26-005_Mesquite East Mesa Staff Memo draft.doc

TM East Mesa Tentative Map.pdf

TM-26-005.pdf

5.2

Consideration of Tentative Map Case No. TM-26-006 (Distant Summit Subdivision-Unit 27 of the Anthem at Mesquite PUD) to subdivide 89.61 acres into 366 single-family residential lots plus common open space areas. The property is zoned *Single-Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the north side of Falcon Ridge Parkway, across from the intersection with Horizon Boulevard, and is Clark County Assessor's Parcel No. 001-06-510-001.

- Public Hearing
- Discussion and Possible Action
Cover Page

TM-26-006 Distant Summit.pdf

TM-26-006_Distant Summit subdivision Staff Memo.doc

5.3

Consideration of Conditional Use Permit application No. CUP-26-011 (All Kinds of BBQ Tavern) to allow the establishment of a tavern in an existing commercial space at 1115 W. Pioneer Blvd., (the Kestrel Court Commercial Center) Suite #201. The project site is located in the Commercial-General (CR-2) zoning district, and is Clark County Assessor's Parcel # 001-18-114-005.

-Public Hearing
-Discussion and Possible Action
Cover Page

CUP-26-011 All Kinds of BBQ Tavern CUP Staff Report.docx

CUP-26-011.pdf

5.4

Consideration of Conditional Use Permit Application No. CUP-26-010 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 665 Palos Verdes Drive. The project site is Clark County Assessor's Parcel # 00110214006, and is located in the Single Family Residential

(SF) zoning district.

- Public Hearing
- Discussion and Possible Action
Cover Page

CUP-26-010 Castro 665 Palos Verdes STR Staff Report.docx

CUP-26-010.pdf

5.5 Consideration of the formation of a special housing committee, including determining the committee's function and establishing the process for appointing committee members.

- Public Comment
- Discussion and Possible Action
Cover Page

6. Public Comments

After all council business has concluded, the final Public Comment portion of the agenda shall be open to all viewpoint comments, including agendized items. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a view point of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

6.1 Public Comment
Cover Page

7. Adjournment

7.1 Adjournment
Cover Page

Note: Please be advised that the Standing Rules of the City Council are available for your information and posted in the bulletin board on the first floor of City Hall. The Standing Rules govern the conduct of City Council Meetings. These Standing Rules may be acted upon and utilized by the Mayor and City Council at any City Council Meeting.

To obtain any or all supporting materials for this Agenda, please contact the Clerk's Office at 702-346-5295.

Members of the public who are disabled and require special assistance or accommodation at the meeting are requested to notify the City

Clerk's Office -City Hall in writing at 10 E. Mesquite Blvd., Mesquite, NV, 89027 or by calling 346-5295 twenty-four hours in advance of the meeting.

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 AM ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

1. *Mesquite City Hall, 10 E. Mesquite Blvd., Mesquite, Nevada*
2. *Mesquite Community & Senior Center, 102 W. Old Mill Road, Mesquite, Nevada*
3. *Mesquite Post Office, 510 W. Mesquite Blvd., Mesquite, Nevada*
4. *Mesquite Library, 121 W. First North, Mesquite, Nevada*

The agenda is also available on the Internet at http://www.mesquitenv.gov and http://nv.gov

RULES OF PROCEDURE

1. Authority:

1.1 The Mesquite City Charter Article II, Section 2.060(2), Provides that the City Council may adopt rules for the government of its members and its meetings; These Rules of Procedure shall be in effect upon their adoption by the Council and until such time as they are amended or new rules are adopted in the manner provided by these Rules of Procedure.

2. General Rules:

2.1 **PUBLIC MEETINGS:** All meetings of the Council shall be open to the public, expect those provided in NRS 241 and 288. The agenda and backup material shall be open to public inspection in the City Clerk's Office.

2.2 **QUORUM:** A majority of the members of the Council shall constitute a quorum and be necessary for the transaction of business. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.

2.3 **MINUTES:** A written account of all proceedings of the Council shall be kept by the City Clerk and shall be entered into the official records of the Council.

2.4 **RIGHT TO FLOOR:** Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.

2.5 **CITY MANAGER:** The City Manager or his/her designee shall attend all meetings of the Council. The City Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council, but shall have no vote.

2.6 **CITY ATTORNEY:** The City Attorney or Deputy City Attorney shall attend all meetings of the Council and shall, upon request, given an opinion, either written or verbal, on questions of the law.

2.7 **CITY CLERK:** The City Clerk or Deputy City Clerk shall attend all meetings of the Council and shall keep the official minutes and perform such other duties as required by the Council.

2.8 **OFFICERS AND STAFF:** Department heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings upon request of the City Manager.

2.9 **RULES OF ORDER:** "Roberts Rules of Order Newly Revised" 11th Edition shall govern the proceedings of the Council in all cases, provided they are not in conflict with these rules.

3. Types of Meetings:

3.1 **REGULAR CITY COUNCIL MEETINGS:** The City Council shall meet in regular session at 5:00 p.m. on the second and fourth Tuesday of each month. The City Council may, as it deems necessary, schedule a regular meeting on a date other than the second and fourth Tuesday of each month, in accordance with Article II, Section 2.040 of the Mesquite City Charter and the provisions of Nevada Revised Statutes ("NRS") chapter 241.

3.2 **TECHNICAL REVIEW MEETINGS:** Pursuant to Article II, Section 2.040(2) of the Mesquite City Charter, the City Council shall hold Technical Review Meeting at 1:30 p.m. on the first and third Tuesday of each month. The purpose of Technical Review Meetings shall be to establish the business to be heard for only the next relevant Regular City Council meeting and other matters properly related thereto.

3.3 **ROLE OF MAYOR:** The Mayor shall preside over both Technical Review Meetings and Regular City Council Meetings. The Mayor may decide in what order to take business from the Agenda. In the Mayor's absence, the Mayor Pro Tem shall fulfill the role of the Mayor. If both the Mayor Pro Tem and the Mayor are absent, the City Council shall choose by majority vote a temporary chair who shall fulfill the administrative duties of presiding over the City Council Meeting. Nothing in this provision shall either abridge or delegate the duties of the Mayor, Mayor Pro Tem or the City Council as provided in Article III of the Mesquite City Charter, except as to the sole issue of fulfilling administrative duties and conducting and directing business during a meeting.

3.4 **PLACE OF MEETINGS:** The City Council herewith designates as its Council Chambers, for the conduct of all regular meetings, the Council Chambers in City Hall located at 10 East Mesquite Boulevard, Mesquite, Nevada, or such other place as the City Council may from time to time determine.

3.5 **SPECIAL MEETINGS:** Special meetings of the City Council include any meeting other than its regular meetings of a quorum of the City Council not exempted from the requirements of NRS Chapter 241. Special meetings of the City Council may be called by the Mayor or a majority of the City Council in compliance with Article II, Section 2.050 of the Mesquite City Charter and the provisions of NRS chapter 241.

3.6 **ADJOURNED MEETINGS:** Any meeting of the City Council may be continued or adjourned from day to day by a call of the Mayor or Councilmember and ratified by a majority vote, and in accordance with an agenda noticed pursuant to NRS chapter 241, but not beyond the next scheduled regular meeting.

3.7 **EXECUTIVE SESSIONS:** Executive sessions, closed meetings or non-public meetings may be held in accordance with the provisions of NRS chapters 241 and 288.220.

4. Duties of Presiding Officer and Meeting Decorum:

4.1 **PRESIDING OFFICER:** The Mayor, when present, shall preside as Chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside; in the absence of the Mayor and Mayor Pro Tem, the quorum of present Councilmembers shall choose a presiding officer. The Presiding Officer of any meeting of the City Council shall have the same right as any other member of the City Council to initiate a motion, question or debate. The Presiding Officer shall preserve order and decorum, and confine Councilmembers in debate to the question under discussion.

4.2 **COUNCIL VOTE:** Unless a roll call vote is requested or necessitated due to a malfunction of the electronic vote system, the vote on any motion, resolution or ordinance shall be cast electronically and displayed for public view.

4.3 **DECORUM OF THE DAIS:** During meetings, all persons present shall assist in preserving order and decorum by limiting conversation and the use of cellular devices that may delay or interrupt the proceedings.

4.4 **POINTS OF ORDER:** Any Councilmember may at any time raise a point of order objection as appropriate by stating the phrase "Point of Order." The Councilmember shall be afforded the opportunity to explain his or her point of order objection to the Mayor. The Mayor shall rule on the point of order. The Mayor may seek advice from the City Clerk in ruling upon any point of order. If the Mayor's ruling is against the Council member's call for the Point of Order, a vote of the Council may be requested.

5. Order of Business and Agenda:

5.1 **AGENDA:** The order of business of each meeting shall be as contained in the agenda in accordance with NRS 241 prepared by the City Clerk and approved by the City Manager. The agenda shall be delivered to members of the Council at least three (3) working days preceding the meeting to which it pertains.

5.2 **SPECIAL INTEREST/PRESENTATION ITEMS:** Unless otherwise approved by the City Manager, and in order to provide for the effective administration of City Council business, a maximum of four (4) items of special interest or presentation shall be scheduled on one agenda. Special Interest/Presentation items must appear on the agenda and it is not appropriate for presentations to be made during the public comment portion of the meeting.

6. Voting:

6.1 All voting procedures shall be in accordance with Parliamentary Authority.

6.2 **POINT OF INFORMATION:** This is a request by a Council member, directed to the Presiding Officer or appropriate individual for information relevant to the pending item. A Point of Information takes precedence over a main motion, is not debatable, is not amendable, is not superseded by other motions, and is ruled on for appropriateness by the Presiding Officer.

6.3 **ABSENTIONS:** A member may abstain from voting for any reason s/he deems appropriate.

6.4 **FAILURE OF AFFIRMATIVE MOTION:** The failure of a motion calling for affirmative action is not the equivalent of the passage of a motion calling for the opposite negative action. The failure of such affirmative motion constitutes no action.

6.5 **FAILURE OF NEGATIVE MOTION:** The failure of a motion calling for a negative action is not the equivalent of the passage of a motion calling for the opposite affirmative action. The failure of such a negative motion constitutes no action.

6.6 **LACK OF PASSAGE OF A MOTION:** In some instances (maps in particular, per NRS) lack of passage of a motion may result in the item being "deemed approved."" In other instances no action may result in confusion and complication for the applicant. In all cases the City Council will strive to achieve a decision or action.

7. Citizens' Rights:

7.1 **ADDRESSING THE COUNCIL:** Any person desiring to address the Council by oral communication can do such during Public

Comments (at the beginning and closing of the meeting), or on a particular item on the agenda.

7.2 **TIME LIMIT:** Each person addressing the Council shall step to the microphone, shall give his/her name in an audible tone of voice for the record and, unless further time is granted by the Presiding Officer, shall limit the time of his/her comments to three (3) minutes.

7.3 **PUBLIC COMMENT CONTENT:** The presiding officer or the majority of City Council may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

7.4 **DISRUPTIVE CONDUCT:** Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the Presiding Officer or majority of the City Council. A person willfully disrupts a meeting when s/he (1) uses physical violence, threatens the use of physical violence or provokes the use of physical violence, or (2) continues to use loud, boisterous, unruly, or provocative behavior after being asked to stop, which behavior is determined by the Presiding Officer or a majority of the City Council present to be disruptive to the orderly conduct of the meeting, or (3) fails to comply with any lawful decision or order of the Presiding Officer or of a majority of the City Council relating to the orderly conduct of the meeting.

7.5 **WRITTEN COMMUNICATIONS:**

a. In General: Interested parties or their authorized representatives may address the Council by written communication in regard to any matter concerning the City's business or over which the Council has control at any time by direct mail to Council members, email, or by addressing it to the City Clerk and copies will be distributed to the Council members.

b. At City Council Meetings: Except as provided in subsection c, written communications will not be read at City Council meetings, but will be attached to the item as part of the record, tallied, and reported by the City Clerk as generally in favor of or against the proposition.

c. Exceptions: A written communication to the City Council may be read by City staff at a City Council meeting when (1) the person making the written communication has asked it be read aloud, (2) the person is unavailable to be at the meeting due to emergency or illness, (3) the written communication can be read in an ordinary cadence within three minutes, and (4) the person's name appears on the written communication and will be read into the record.

8. <u>Suspension and Amendment of These Rules:</u>

8.1 **SUSPENSION OF THESE RULES:** Any provision of these rules not governed by law may be temporarily suspended by a majority vote of the City Council.

8.2 **AMENDMENT OF THESE RULES:** These rules may be amended, or new rules adopted, by a majority vote of all members of the City Council, provided that the proposed amendments or new rules have been introduced into the records at a prior City Council meeting.

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Consent Agenda

Consideration of approval of the Tuesday, June 23, 2026 Regular City Council Meeting Minutes, and the Tuesday August 11, 2026 Regular City Council Meeting Agenda.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Approve the Tuesday, June 23, 2026 Regular City Council Meeting Minutes, and the Tuesday August 11, 2026 Regular City Council Meeting Agenda.

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page
- m 6-23-2026 RCC.pdf

Mesquite City Council
Regular Meeting Minutes
Mesquite City Hall
10 E. Mesquite Blvd.
Tuesday, June 23, 2026 – 5:00 pm

Minutes of a scheduled meeting of the City Council held Tuesday, June 23, 2026 at 5:00 P.M. at City Hall. In attendance were Mayor Jesse Whipple, Council members; Kevin Parrish, Bill Ennis, Pattie Gallo, Karen Fielding, and Paul Wanlass. Also, in attendance Interim City Attorney Adam Anderson, City Manager Becca Schrupp and City Clerk Julie Goodsell, other city staff and approximately 25+ citizens.

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person. The Mayor may or a majority of Councilmembers may vote to recess and confer with counsel regarding potential or pending litigation. A gathering of the Mayor and/or Councilmembers to confer with counsel is not a "meeting" pursuant to NRS 241.015(4)(c). Should Council go into recess, the meeting will reconvene upon the call of the mayor.

Ceremonial Matters

Minutes;
Mayor Whipple opened the meeting at 5:00

Invocation: Pastor Stephenson, The Gathering

Pledge of Allegiance

1) Public Comments

1.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment.

Minutes;
Leigh Roessner: I would like read promote an event that is joint between the Daughters of the American Revolution and the Sons of the American Revolution. So, most people don't realize the first public reading of the declaration of independence was on July 8th, and they go out in front of the City Hall and they read it to the public, so we are going to follow in tradition and this year we

are going to have a public reading of the declaration on July 8th at 9:00 a.m. right out front of City Council here in the amphitheater. All right. That's it.

Minutes;
Gary Elgort: Mayor, you didn't remind us that we aren't to talk about items on the agenda.

Minutes;
Mayor Whipple: Oh, don't talk about items that are on the agenda, please.

Minutes;
Gary Elgort: I am not going to. I am going to talk about the agenda as a whole. I would like to thank council member Fielding and council member Parrish for at least returning my emails. They had the courtesy, took the time, did a little homework, and I'd like to thank you for putting a reel up that semi explained what I wrote about, but I would like to just express my anger, my dismay, my disgust at the staff here that puts this together. When you put out an agenda to the public that has a vague, and I mean really vague, because it only has 50% of the story here, title and then a cover sheet that says absolutely nothing, nothing. Is it a physical impact? Nothing. Background? Nothing. What's going on? Nothing. Who wants this? Nothing. How is the public supposed to know whether this affects them? You have a City Council meeting where you have public comment and who knows whether they should show up or not to voice their opinion. You give them nothing, it's ridiculous. It's not how you should be running this. I can't believe you would put out something like this with zero information, just like, well, if something about a certain address might or might not interest you, maybe you might or might not want to show up at the meeting. Do a better job, that's terrible. It is an insult to everybody in this city.

Minutes;
Dominic Oliveto: Get your rocks out and get ready to throw them. I am going to bring up short-term rentals. Last meeting a gentleman came in here with a lot of credentials. I am sure he is much smarter than me, because he has a law degree, and said in Utah zoning is not used to regulate short-term rentals. 30 seconds on Google, half of the cities Googled here, not large cities, I didn't go after Salt Lake or anything, but cities like Hurricane, Washington, all of them, use zoning to regulate short-term rentals, and at least somebody would know when they bought a property here whether or not it could be a short-term rental or like myself thinking they moved into a single-family residence and wasn't going to have any of that. Please look into this. There's a lot of good stuff out there. I know everybody worked hard on coming up with all of these regulations, but a part-time code enforcement guy is not going to be able to go around and check to see if there's 19 people in the house and I am not going to go knock on somebody's door and ask them how many people are in there. Thank you.

Minutes;
Doug Honchell: On May 19th, the Finance Department submitted a form. They submitted a form on May 19th and titled expenditures, function and activity. There were some very large numbers on this form and on May 20th, I sent each of you separate requests to research and explain these costs. Mayor Whipple, I asked about treasurer for $637,000; council member Fielding; the City Council for $374,000; council member Wanlass, information and technology in the amount of $1,624,000; council member Parrish, $726,000 for personnel; council member ____, this was an interesting one, no departmental shared services, there's no expenses, no salaries, so I take it there's no employees, but there were benefits of $5,600 and a budget of $1,084,000. Council member Gallo, I asked you about judicial for $679,000. I am not a math major, but that's roughly

$2,734,000 in salaries, $1,454,000 in benefits, and $2,638,000 in supplies and services. As of today, the 23rd, I have not received communication from any of you regarding this spending. I did receive one response to contact the CFO. I did attempt to contact Bryce several times with no information. Can I throw in a something about later tonight, it's on the agenda, but –

Minutes
Mayor Whipple: Well, save that for the agenda. I actually did respond to your email.

Minutes;
Doug Honchell: You were one. I got no answers. There's no answers with it. You responded with, check with somebody else. I got no answers from any of you about these expenditures. It's a lot of money for a town this size. I will be back.

Minutes;
Mary Mathis, President of the Mesquite Fine Arts Center: I am here tonight to update you, give you my monthly update on what we are doing over there. We are at the end of our showing of America 250, we had a really nice reception last week and DAR, oh, they have left. DAR was the one that hosted it and they did a nice presentation. Let's see, showcased all of our artists' talents and we will be installing our July exhibit this Saturday called Desert Treasures. We invite you to come in and enjoy the new exhibit starting on July 1st. Let's see, the reception also is going to be July 16th from 4:00 to 6:00. Our sponsor this month is going to be Mesquite Gaming for the month of July. We are also having a special showcase featuring the exhibition in the Mesa Gallery, which is going to feature artwork from our classes. We have a lot of classes at the gallery and it's going to be showing artwork from the students and the instructors, and they will include glass, pottery, water coloring, drawing, wood burning, painting and more. Come and celebrate the talent going on in our community. Also remember, we are now closed on Mondays and we will reopen again after Labor Day. We have also just launched a fun new program to support our scholarships and educational programs. Our artists are being asked to give back and donate their artwork to be raffled off each month at our reception. You can come in anytime during the month and see the picture, in fact it's mine this next month, so you can come in and buy raffle tickets and submit and then the winner will be picked at the reception in July. They are $1 each or six for $5. We have announced our July palette and pour events. As I always say, it's a fun event, instructor led, and always a nice evening. Remember that our second Saturday community art walk is going to start up again on October 10th. We will be holding them during the day from 11:00 to 3:00, and we are in hopes that more families will attend. Of course, we continue to hold a lot of classes at the gallery, we invite everyone to come and participate. Our new framing, matting, and print shop are ramping up and having a lot of activity. And it is exciting we have this big new printer; we can print huge prints and we are getting our advertising out to areas in St. George and everywhere. Nobody has this capability like we do, so we are hoping, and you will also get to see a lot more big pictures of photography in the gallery. So, I invite you to go on the website at mesquitefineartscenter.com, where you can see everything going on. Thank you for your time.

Minutes;
Nikki Meador: I use the Rec Center on a regular basis. I swim laps over in the pool and I understand that we are 20 lifeguards short. You guys really need to consider increasing what you are paying your lifeguards. I understand the lifeguards get $13.50 an hour and Casa is offering $15 an hour and they're just stealing the lifeguards. And if we can't keep the pool open, then lap swimmers like me can't use it, the water aerobics ladies can't use it, even the kids can't use it. So, we need to do something to make sure that we are not losing our lifeguards to the Casa and other

facilities, especially with new water park coming in. So, my other suggestion is, is that you offer more lifeguarding classes to try and get more lifeguards. I know it's a hard thing, but we got to do something, right? Thank you.

Minutes;
Steve Dudrow: Chair of the Mesquite Public Arts Commission and I would like to update you on a few things we have going. Karen Miskimins has been working with Ken Cox at the Oasis Wingate and they wanted to put some wind sculptures in a circle up there, which they have completed and I think by the end of the month or this month, I think the end of July, they will have that completely landscaped and everything. That looks pretty good, doesn't it? Yeah. Thanks to funding from Reliance and Paul Benedict in memory of his wife, Barbara, and Nevada Arts Council, we have received some grant monies, and one of the things we are doing with it is this mural on the Reliance building, that's being done by Miles Woods, and it is in progress and we will probably dedicate it, I think, on July 1st. Mayor, can you come to the dedication? He can do magic; I think he works on it all night. Also, with the grant money we have been working with Chief Jayson and we have got wraps for two OPD boxes and this is what it looks like, America 250. That unfortunately is not going to make it by July 4th, we were trying, but it's hard to get money transferred. I am going to take off my MPAC hat and put my Mesquite Works hat on, and those of you who were at the lip sync contest the other night at Eureka saw that our four fabulous teachers they won, they won the small group contest, and unfortunately our kids can't come because it's an over 21 crowd, so they are going to be doing an encore on Thursday night at the STEAM Center at 6 o'clock, so if anybody wants to drop by and watch, Thursday, 6 o'clock. It will be pretty quick, but we have got some other entertainment lined up too.

Minutes;
Mayor Whipple: Are you going to do something other than MC?

Minutes;
Steve Dudrow: Not as good as this entertainment. We can't beat the entertainment that was there the other night that was really good.

Minutes;
Mayor Whipple: They did a great job.

Minutes;
Steve Dudrow: Yes, they did. The other thing we got going is our four teachers, we put buckets to put coins in, and on August 1st whoever has the most coins in their bucket, they will get a bucket of ice water dumped on their head. If you know Emma Woods, she is so shy. I am just _____ her bucket with so much money. The amount of dollars. We are just hoping people will drop by and throw their spare coins and we would appreciate it, and that leads us to August 1st. We are having a back-to-school fair. Randy is going to give us a dunk tank and we are going to give away school supplies, so if anybody has school supplies, if they could bring them by, we will be giving them out to anybody who needs them and did I make three minutes? Thanks everybody. Thanks for what you do.

2) Consent Agenda

2.1 Consideration and approve of the Tuesday, May 5, 2026 Short-Term Rental Special City Council Meeting Minutes, the Tuesday, May 12, 2026 Regular City Council Meeting Minutes, the Tuesday, June 2, 2026 Technical Review Meeting Minutes, and the Tuesday, June 23 Regular City Council Meeting Agenda.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple recused himself from the Consent Agenda

Minutes;
Mayor Whipple read this item by its title.

2.2 Consideration for approval of:

a) Notifications of Bills Paid
b) Purchase Orders

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

2.3 Consideration and approval of the Memorandum of Understanding between Administrative Office of the Courts and Mesquite Municipal Court.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Mayor Whipple asked Council if they had any questions or comments on Items 2.1, 2.2, or 2.3.

Minutes;
Council member Gallo: I have a question, on 2.3, it says public comment discussion, but we can't have a discussion, so can this be moved to administrative? Because I do have questions.

Minutes;
Mayor Whipple: You can ask questions with the Consent, right?

Minutes;

Adam Anderson: Any member of the public or the Council can have that moved out of the consent agenda if that's something that's desired.

Minutes;
Council member Gallo: Because I understand once we, because this whole thing it's 2.1, 2.2, 2.3, all gets approved and then it is done, so I would like to have this moved to administrative, so that it can be discussed.

Minutes;
Mayor Whipple opened Items 2.1, and 2.2 to Public Comment. There were no speakers.

Council member Fielding moved to approve the Memorandum of Understanding between Administrative Office of the Courts and Mesquite Municipal Court. Council member Gallo seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

3) Special Items

3.1 Southern Nevada Transit Coalition quarterly report

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Julie Goodsell: This item was pulled by the presenters.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

3.2 Presentation by MORF regarding the Travel Nevada Tourism Grant

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
John Rosen: I am here today representing the Mesquite Opportunities Regional Fund as its Vice Chairman. I actually expected to have some reinforcement here with me to make this presentation, but I am very pleased to be able to make it on my own. A press release was posted today by MORF, announcing the results of the Travel Nevada 3D grant application and the Travel Nevada Rural Marketing application. On June 10th, the Nevada commission on tourism held their

quarterly meeting, George Gault, Amy Bradshaw, and I were there in person to attend that particular meeting. MORF had submitted two different tourism related applications for grants, one for the rural marketing grant and the second for the Travel Nevada 3D Destination Development Grant. MORF was informed at that meeting that they will be receiving $34,174 for the rural marketing grant that was 100% of the application fees that we had requested. We had been told going in that no one gets 100%, so ask for more than you want, they did in fact fund our full request; and $563,685 for the Travel Nevada 3D Destination Development Grant. I am going to accept that applause on behalf of all of the people involved in this effort, all of the people on the Mesquite Opportunities Regional Fund board and all of the members of the Travel Nevada steering committee who all worked very, very hard for months to make this happen. This is really a great win for the organization. This press release, by the way, was posted on several of the Facebook pages including the Mesquite Opportunities Regional Fund Facebook page, but you will find it on any of the common ones that are here in Mesquite.

Minutes;
Mayor Whipple asked Council if they had any questions or comments. There were no speakers.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Wanlass moved to approve the Presentation by MORF regarding the Travel Nevada Tourism Grant. Council member Ennis seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

4) Resolutions & Proclamations

4.1 Consideration and approval of Resolution R26-017 for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriation in the General Funds and Governmental Funds.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Bryce Anderson: Tonight's budget augmentation is a standard process under NRS, when actual revenues or available resources are higher than what was originally estimated in the adopted budget for this current year. Budget augmentations help us ensure that we can spend funds that become available after the budget is approved, since higher than expected revenues, grants, or additional fund balances. This process does not create any new revenue or raise taxes, it simply updates our budget to reflect resources that are already available and allows us to use them for their intended purposes. For fiscal year 25-26, the city is increasing appropriations in several funds including the General Fund, Street Maintenance Fund, Airport Fund, Senior Services Fund, the Recreation Fund, More Cops Fund, American Rescue Fund, Redevelopment Funds, Grant

Administration funds, Capital Projects funds, and approving the augmentation for the city's budget aligned with the actual revenues to ensure we remain compliant in Nevada's budget law. So, we had excess revenues this year and based on the estimations that we are going to end up for this year, so for the augmentation for this meeting, we increased our spending with those increased revenues that we didn't anticipate for this current year. And for those amounts that we have, we had about 1.1 for the General Fund, a little over $68,000 for the Street Maintenance Fund, 152,000- almost 153,000 for the airport, $100,000 each for Senior Center and Recreation, More Cops by 600,000, the American Rescue was about by 2,300,000 and majority of this is coming from the Redevelopment Funds with about $12,000,000.

Minutes;
Council member Gallo: What I want to know is are we all caught up with the financials?

Minutes;
Bryce Anderson: No.

Minutes;
Council member Gallo: Because the website is not showing, I think it's from like August of last year?

Minutes;
Bryce Anderson: Yes.

Minutes;
Council member Gallo: So, what are we doing about that?

Minutes;
Bryce Anderson: I'm working on catching those up.

Minutes;
Council member Gallo: Well, I know you are leaving soon, so I do have a concern that we get caught up.

Minutes;
Bryce Anderson: Yeah, we were behind when I got here, but working on catching those up.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
Jeff Reynolds: It seems that whenever government gets a little more money some place, they have to spend it. You know, instead of putting it in the bank for a rainy day or have a surplus some place for emergencies, everybody puts in their wish list and they get new this and new desk and new whatever they get, and they don't save any money. You come out with as long as you don't have any money left over that's a good thing, and I don't know, that's what really irritates me about any kind of government, and I was involved in government too with budgets and different things for police departments, and if you don't spend it you don't get it next year. Why can't we have a rainy-day fund, spend some of this. I don't know how much it was, $1,000,000 extra? Something

like that? I don't know why we have to spend it. You know, you listed off all these things where we want more money, not what they only had for the year before, but they come in some more money so they put in their wish list to get more stuff. I don't know. That just kind of irks me. Thank you.

Council member Ennis moved to Approve Resolution R26-017 for the City of Mesquite, Nevada Year-End Augmentation of the FY 2025-2026 Budget for Appropriation in the General Funds and Governmental Funds. Council member Fielding seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

5) Department Reports

5.1 Mayor's Comments and Reports

Minutes;
Mayor Whipple: The only thing I have is the theatre troop is in Indiana right now. They performed their act today. They said it went really, really well, the best they'd ever done, so thanks again to all the people that contributed, many of you here in this room contributed for them to be able to go, they are going and having a good time and being very successful, so from them, to me, to you, thank you.

5.2 Council and Staff's Comments and Reports

Minutes;
Council member Parrish: I would like to take a second to address the agenda construction complaint that was filed by a couple of citizens actually. If you all turn to your page 6.1 and 6.2, and our City Attorney will slap me on the hand if I say something wrong. 6.1 says consideration, that's a keyword in this. That means we are going to discuss it and vote on it. 6.2 says presentation, that means that somebody is going to present an idea to us and we are going to think about it, and maybe we are going to have a meeting or two later on it. This particular agenda item was requested by a private citizen, not a member of staff or council, so therefore no backup material was presented for this agenda item. I am sure they will present materials to us when the presentation is made and then at that point, we will have two or three more meetings to decide if this is what we really want to do. So, I take offense to being insulted that we are not doing our job, because we are doing our job. We are trying to listen to every citizen, we are not trying to hide anything, we are trying to accommodate every citizen and make this town better. Thank you.

Minutes;
Council member Gallo: Thank you Kevin for that. I just real quick, want to let everybody know. As you know, I am with the Animal Shelter, we have a lot of kitties over there, I got a little sickly three-week-old kitten today, so it has been a little hectic. So, if you are in the market for a little kitty, please stop by the shelter, you all did a great job with what happened with the dog, so I think we had 20 something, 22 kittens or something, so they are getting adopted, but if you are in the market, putting it out there.

Minutes;
Becca Schrupp: I just wanted to give a little update with Simon gone. We did ask Travis Anderson to step in as interim director of development services and he agreed to do that in the interim until we... just kind of a quick update on that. His job does close next week, the 28th, so in a little, but we do have currently 15 applications, so yeah.

Minutes;
Chief Jayson Andrus: I just wanted to take a very brief moment and talk about the smoke that is in the air north of town. As you can see in the bottom right corner, we have two, from Mesquite, proximity using very rough, rough calculations. These fires are between 40 and 60 miles north of Mesquite based on using the scale, but these are in Lincoln County. There's two fires, the Kane Springs on the on the left side and then the Grapevine fire on the right side. First, the Kane Springs fire on the left. It is approximately 16,103 acres. This information was updated by nevadafireinfo.org at 12:06 p.m. today. I am sure it's changed, but those are the last statistics that I have. It is approximately 25% contained. There are 295 personnel working on the fire to my left. To the right, the Grapevine fire, very similar in size 16,175 acres, 0% contained. 381 personnel are assigned to this specific fire and are working on that, so a total of 676 individuals as of 12:06 p.m. today have been assigned to these two fires north of Mesquite. Please call with any questions, concerns, this information is open to the public on nevadafireinfo.org. I would be happy to help answer any questions. There is a lot of fire activity in visiting with Nevada Emergency Management, and the US Wildfire Service last Thursday in a meeting, vegetation, saturation rates of moisture are approximately six weeks behind. So, for June 23rd today, our vegetation in the state of Nevada is showing the first week of August. So, we are quite dry for our state and a little bit scary for what's ahead of us. So, I would be happy to answer any questions, just wanted to talk about it, and there is heavy wind expected Friday, Saturday of this week, and there's other fires occurring around us, but these are the two closest and just wanted to chat for a minute.

Minutes;
Council member Wanlass: Do you think I am letting you out of here? So, the water waste coming out of these drainages, the one coming from melting down is that Muddy River?

Minutes;
Chief Jayson Andrus: That is correct.

Minutes;
Council member Wanlass: So, it is usually dry this time of year?

Minutes;
Chief Jayson Andrus: Yes.

Minutes;
Council member Wanlass: So, it is not going to help fire at all?

Minutes;
Chief Jayson Andrus: No.

Minutes;

Council member Wanlass: So, this is coming, as it comes together, that wilderness area is going to be tough to fight and the Indian Reservation is going to be tough to get on. Thank God for southwest winds coming out of Mesquite and pushing it north.

Minutes;
Chief Jayson Andrus: It is good for the city of Mesquite, going that direction. It is bad for Barkley and anything northeast of those fires, but just wanted to provide information tonight and update the Mayor and council and the public.

Minutes;
Council member Wanlass: Thank you.

Minutes;
Travis Anderson: Just a quick little, also in conjunction with that. Normally, we have two of the single engine air tankers that run the BLM fire base. Right now, they are running six with one helicopter. So, they are aggressively, you have probably seen the planes going like crazy. They are in and out all day long and so they are very, very busy. We are very fortunate to have that BLM base up at our airport to help with these fires this close and that. So, wanted to piggyback just a little bit on that. And then also a quick little update, the Hafen and Leavitt Lane project, I will be doing a walk-through on that project tomorrow at 7:00 a.m. to see if we are far enough along too open Hafen, Leavitt is already open, and if it is, then we will be looking at opening that tomorrow. If they still need to finish up a couple items, it might be a couple days, but it is progressing very well. The asphalt looks awesome. Very excited about that road and that's what we got on that one.

Minutes;
Randy Laub: I just wanted to remind everyone about the 4th of July events going on next Saturday and Wednesday, next July 1st. I gathered up with the Veterans Center and DAR. We are going to start installing some flags on that roadway going up to the soccer complex. I think they are about 160?

Minutes;
Council member Ennis: Yeah, about 160 flags is what I counted, but I am old, so I might be wrong.

Minutes;
Randy Laub: Let's hold him to 160 and see how that works out. So, I appreciate the DAR and the Veterans Center. We are trying to get as many youth involved as possible to come and help the veterans and the DAR to install those flags as a corridor up for the 4th of July celebration. I think it will look pretty cool, but I appreciate that Bill and Lee. So, next week on the 4th, so the opening ceremony is going to be around 7:10. I don't remember if I have asked you or not, but are you going to be there?

Minutes
Mayor Whipple: I'll be there.

Minutes;

Randy Laub: Okay. So, he is going to be there and he is going to start us off. I just had to make sure. We do have a dunk tank that's going to be up there just for Pattie's birthday, which is tomorrow, all right. So, anyway happy birthday tomorrow if I don't see you, Pattie. I just want to remind everybody, come on up, we have some music, we have some food trucks, we have a water balloon fights, a slip and slide, and some painting faces for kids and whatnot, but it is a good event, so if you have any questions, reach out. And for those that ordered the T-shirts, hopefully we are picking those up tomorrow, so we should be able to get those out starting Thursday. If you have any questions, reach out to the Rec Center.

Minutes;
Council member Wanlass: Before everyone goes next week, I think you should tell them it is the week after.

Minutes;
Randy Laub: Well, it would be the 4th, Paul, want me to send you an email to remind you?

Minutes;
Council member Wanlass: It will never happen next week.

2.3 Consideration and approval of the Memorandum of Understanding between Administrative Office of the Courts and Mesquite Municipal Court.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Council member Gallo: I just had a question and the question is, and I don't know who the question goes to. Would it be you? Has it increased, is it the same. None of us were here on the council because it was four years ago when the agreement was signed, so we are just curious if it is going to be the same amount of money or is it more?

Minutes;
Adam Anderson: I don't know the answer to that. Judge Toone brought this to Becca and I, and when I spoke with him about it the total cost per year was around 9,000 based on the number of licenses that we are going to get, and the agreement is for four years and Becca has certain authority to just sign things if it's under a certain dollar amount. For the initial four-year term, she would have authority to sign, but there's an automatic renewal clause that potentially could kick it over that if it goes longer than five years, so I just had told the Judge, hey, we should get this in front of the council, so I don't know what the prior cost was, I do know that it's around. He mentioned to me it's around 9,000 a year and this is again the software system that's used by the administrative office of the courts that our courts use and that the Judge recommended using. So, I am not sure of the difference.

Minutes;

Council member Gallo: Okay. So, it was showing that it is 2,500 and 1,000, depending on who is using it. So, do we know who is using it?

Minutes;
Adam Anderson: Yeah, so for the number of users, it was a total of 9,000 per year, around 9,000 per year is what he told me, and I think he told me how many was on the 2,500 and how many is on the 1,000, but kind of the bottom line for me was, do I need to get this in front of the council because of the dollar amount, and it was just on the line, it was going to kick over if we did five years, so that's why I asked it brought here. So, we could find that out.

Minutes;
Council member Gallo: And is this something we are voting on tonight?

Minutes;
Adam Anderson: Yes. It would be something that you are accepting.

Minutes;
Council member Gallo: So, we are voting on what we don't know the number?

Minutes;
Adam Anderson: Not what the prior number was. This would be what the number is going forward.

Minutes;
Council member Gallo: So, it is $9,000 now?

Minutes;
Adam Anderson: Around 9,000 per year for the software system.

Minutes;
Mayor Whipple opened this item to Public Comment. There were no speakers.

Council member Ennis moved to approve the Memorandum of Understanding between Administrative Office of the Courts and Mesquite Municipal Court. Council member Fielding seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

6) Administrative Items

6.1 Consideration of Bid Award for the Pioneer Park Field 1 Dugouts and Backstop Project.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Travis Anderson: The item before you tonight is for a project we have been working with the Parks and Rec Department because the field one at Pioneer Park, the dugouts and the backstop it's a CMU block, masonry block, and over the years that started to deteriorate. We have got rebars showing it is in a bad way. We have been working on this project for about a year and a half, getting to what we have today. So, we put a project together and on June 17th, Public Works received six sealed bids and those bids range from $224,225 to $370,685.94. Now, keep in mind, this project includes removal of the existing dugouts, new concrete retaining walls, new concrete dugouts, new concrete backstops, fencing, concrete flat work for that area, and so actually the estimated price we had on this, our engineers estimate was 200,000, so we felt really pretty good about this 224,000 fallen, it is a little bit above, but prices have been going up lately. So, it is my recommendation to award the Pioneer Park Field 1 dugouts and backstop project to the lowest responsible and responsive bidder, which is BHC inc. in the amount of $224,255.20, and I am happy to answer any questions.

Minutes;
Mayor Whipple asked Council if they had any questions or comments.

Minutes;
Council member Wanlass: When I make a wrong statement here, stop me okay? This item was pulled off of the consent agenda at Technical Review last Tuesday. This item was in the budget, it was approved. The money comes out of Park Funds, which can't be used for anything else. Everything is earmarked for this. The time has come they are ready to do it, that's exactly what consent agenda is. It is when we have already approved the project before it ever comes before us and it goes on consent agenda and we move it forward and move forward with the project, and every one of you have the opportunity to look at the budget, when we are doing it, and make comments at that time. I hope more of these go back on the consent agenda, because it just compresses the time these meetings take, and it saves all of us time. I am sure there are going to be other discussions about this tonight, but this truly is what consent agenda is for and I hope we continue to use it that way and we just don't put everything on the regular agenda, so we listen to people talk over and over and over again, and that's about all I have to say about that, because at some point every one of us want to go home, and when you go home have a good night.

Minutes;
Travis Anderson: One clarification on that. This particular project is in the capital projects and so I didn't want anybody outside, they are separate for the Parks Funds. Because this is a little bit different, it is coming out of Capital Projects, but point well taken.

Minutes;
Council member Fielding: Travis, so if we budgeted, it says Public Works construction estimate to be 200,000 and it is 224,000, do we have the 24,000 in the Capital Projects to make up for that?

Minutes;
Travis Anderson: Yes, we do.

Minutes;
Mayor Whipple opened this item Public Comment.

Minutes;
Jeff Reynolds: I disagree with you totally. I think anytime you have a major expenditure, it should be brought for the public and let them know what the money is being used for, you know? Like I said last time that if it was $500, we don't need to know about that, but you got 220 some thousand dollars, I think the public should know what that money is going for and have the Council talk about it. It doesn't have to be long, and as far as being here a little bit later, well that's what your job is, that's what you run for election, okay? If you don't want to spend an extra 15 minutes here informing the public on what they want, then you shouldn't run for re-election. I think that there needs to be transparency, not that maybe it is not a good thing. Maybe the money is good. I don't know, we are not getting a bathroom with that because it's too low, but I think you should bring it up and let the public see it, let them hear it, let them watch it on tv. You are spending 224,000 on some dugouts, maybe that's the right thing to do, but at least let the public know. It seems to me if you put it on the consent agenda it is kind of hidden, at least from the general public. You can put it in there and put a little line in there saying whatever, it should be brought out and it should be on TV. You may not like that, but that's my opinion. Thank you.

Minutes;
John Rosen: I actually agree with our last speaker and this came up at the Tech Review meeting as well, in the sense that a consent agenda is a standard part of most organizations such as this one and the consent agenda is intended for those pieces of business, for which there is no reasonable expectation of any disagreement or conflict, that is to say they are supposed to be automatic items grouped together to speed up a meeting and I do agree that speeding up a meeting is a very positive thing, but if there is any item on the agenda for which there is some reasonable expectation that there may not be disagreement or there may need to be the public heard on that item, I would err in the side of putting it under the administrative agenda and then dealing with it as quickly as possible. Thank you.

Minutes;
Dominic Oliveto: Shame on all of you. We are not here to debate whether this should be. We are here to put in some decent dugouts in a backstop. Now, I have ulterior motives for this. I got grandkids that come down here every winter and play a lot of ball. You need more baseball fields, so I don't have to drive to St. George and Hurricane, especially Hurricane because it is out there by the stockyards, so let's quit arguing and worry about the kids. Thank you.

Council member Fielding moved approve the Bid Award for the Pioneer Park Field 1 Dugouts and Backstop Project to the lowest responsive and responsible bidder. Council member Gallo seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

6.2 Presentation of possible trade of city land with privately owned land at 750 W Mesquite Blvd

- Public Comment

- Discussion and Possible Action

Minutes;
Mayor Whipple read this item by its title.

Minutes;
Richard Bowler: First off, I guess I need to apologize, I didn't think this was going to be a big controversial thing and nobody was planning on a deal being done tonight. I don't disagree with Gary, that there wasn't a lot of information, I apologize for that, but it is a pretty simple concept and I agree with council member Parrish, that it was just put on to talk about. It came about, oh, maybe close to a year ago when I talked to the Mayor about a year ago, he talked about maybe the city obtaining some property on the boulevard that could be used for smaller businesses that are wanting to come to Mesquite. At the time, I had four properties listed, I talked to all of them about whether or not they would entertain trading, the only clients that I had are the 750 West Mesquite Boulevard, Mr. Rick Pratt is here. He is part of the ownership of that. So, yeah, they were interested in entertaining, doing a trade. Now, I know there's been a lot of stuff thrown around. The trade would be appraised value for appraised value. It is not certain amount of acres, it is appraised value for appraised value, and I think this is a win-win, because like we talked about earlier, there are businesses that are looking to come to the city of Mesquite, that can't go out to the 800 some odd acres you have out there, cut off five acres and bring the infrastructure and utilities to it. Whereas, if you have a piece on the boulevard, the infrastructure is pretty much to it, and that was the whole concept behind it. My clients are interested in obtaining single-family property out in the new area, because that's what people are looking for right now. I have several contacts that are looking to purchase single-family property in Mesquite, and that was what we decided to look at. So, basically it was, trade the city for the 4.5 commercial acres for whatever the appraised value of single-family property in the new park would be, and I probably should have provided a lot more information. We are okay if you guys would like to table this and I will provide a lot more information. I don't disagree with Gary, but I also know he's a pain in butt, because I served on the water board with him, and it could be 200 pages of information and he would still have 20 questions, but I am just kind of kidding with him, kind of, but he is very thorough, I appreciate that, it came in handy on the water board. Other than that, if you have any questions, need me to respond to anything I am here.

Minutes;
Mayor Whipple asked Council if they had any questions or comments.

Minutes;
Council member Gallo: Just to give a little history how this started. I spoke to Mr. Spencer Apple last year. He had been looking for property to put an indoor pickleball court, so that we can do tournaments in town, so that multiple different things can be done as opposed to because of the heat here. So, that's how this started. He was leaving mesquite and he was going to be going to Vegas because he wasn't really finding anything here. So, I spoke with the Mayor, and the Mayor, Jesse Whipple and myself we met with Mr. Apple and Ms. Apple a couple of times and we were having a really hard time finding a spot, and then I guess the Mayor was able to meet with you and found a perfect location, because it's right on the boulevard, across from the movie theater, so it's kind of an entertainment area and it will be great for the city, it will clean up Mesquite Boulevard, I mean there's just so many positive, I can't think of any reason why this would be a negative for anybody in town to not want to be able to do this. So, it has taken a lot of time. I will pass this a second over because Mr. Apple is still, he's been traveling since the beginning of the

year. So, anyway, he has been traveling. He hasn't been able to get here, so Mr. John Rosen is a good friend of his and is going to be stepping in to approve some of these as we make these steps. So, I don't know, John, if you would like to get up and say... when they are done.

Minutes;
Mayor Whipple: Pretty much since the beginning when I started running for Mayor and when I started, everybody complains, you know, what are we going to do with the boulevard. Been hearing it for years, right? So, my thought and the thought came before what council member Gallo was talking about. The thought came a long time ago, is how do we do that, and one of the thoughts I had was, we trade some of our other land, which we are not using for land that's been sitting for sale for years, some of it on the boulevard. If we are going to incentivize people with our land, if we have 3,000 acres, we are going to use those 3,000 acres to incentivize people, then maybe we can take some of that, trade it for land, incentivize people to be coming on the boulevard. I think Mr. Apple has got a good project, that's kind of almost a separate discussion from this one, and I think it could lead to that, but this is in my mind, how do I describe this best, is we have one thing and we are just trading for another because maybe that's better for us, you know, this city has no problem selling single-family land, but we do have a big problem selling commercial land, and so if the city can get some of that that's readily available and we can do a deal, I think it's a win-win.

Minutes;
Council member Wanlass: I think I am going to piss everyone in this room off right now. First, I am going to agree with Rich that Gary can be a pain in the rear end, but I don't know I agree with everything and I would like to have this tabled until we have more information and here's the reason why. If Mr. Apple wanted that property, he could buy it from the gentleman you're sitting by and he could build his pickleball courts and life would be good. So, I think why would the city be involved in this and I have asked for the matrix to be burned how many times? But the only thing I can think of is that we will make this swap, which I have no qualms with, price for price, I am good, I am fine with this having the property on the boulevard, but if we are going to turn around and sell the property on the boulevard for 10 cents on the dollar and your builders can go out there and have 40 acres, give or take, whatever that appraisal is and he is going to put in a beautiful community out there, and he is going to make millions of dollars, hundreds of thousands of dollars, $10, a buck 50, he is going to make money, that's what builders do, they make money. Who knows what it will be, but I look at the city and the reason I say burn the matrix is because there are other opportunities to come in here that the council in two by twos we can sit down and hear possible economic good for this city? Something that goes in that's for profit, the city makes property taxes off of, four and a half acres, let's say, I don't know how much do you think that is an acre? 500,000? So, $1,000,000 plus, and if we get 100,000, and we get under 8% of property taxes off of that land, how long will it take to recoup the rest of it? And not everyone in the city of Mesquite plays pickleball. If I made the same argument that we will give the land to somebody to build a new golf course for 10%, and they go in and they build this golf course for the city, the same thing would happen. The golfers in the city would be happy just like the pickleballers in the city would be happy now, but everyone else would be upset, because we gave the land away. And in both cases, anyone in the city of Mesquite that wanted to use the property would have to pay, even though it's their tax dollars that paid for the property, so if I wanted to go play pickleball for the first time in my life, I would have to pay a fee to go into the building. If I wanted to go golf for the first time in my life, I would have to pay a fee to go experience that. There's no win for the city and the matrix makes no sense because there's no win for the city. There are times the city wins. If it is housing for workforce, elderly workforce, and you have been big on that one, that makes sense. To me the trade makes perfect sense and if the city gets 100% of what that property

is worth, I am all for it, but I can see no other reason the city is involved in it, unless it is because the city is going to lose money on it. So, I would like to have this tabled. I would like to see us get together with everyone involved and truly figure out how the city is going to recoup anything, other than joy for pickleballers in the heat. I haven't heard anyone, Kevin, have you heard anyone talk about an indoor golf course? No, nobody's talked about that. I don't know if you play pickleball, but I know for sure you play golf, and we play in the heat too. So, I am struggling with this, I am struggling with it a lot, not on the concept of the property switch, but what's the city going to lose when we do that.

Minutes;
Council member Fielding: I am not going to be a favorite either. So, our agenda item is precisely one item, trade of city land with privately land owner, I have heard people up here tonight talk about pickleball. Pickleball, Spencer Apple, want to come in later. This is a multistep process. Our agenda item is one and only, do we want to trade property. If I hear one more thing about an indoor pickleball court on this item, I am going to blow my gasket because that's not what our agenda item is, and it almost to me feels like two people, three people, four people have already have this in their mind that this is what it is going to be. I don't have any quandaries with switching land dollar for dollar, and again once we do that and the city has property, Martine can contest, once the city has property, we might get three people coming in with a bid for that property, not just one, and that's what we are going to have to look at. I agree with council member Wanlass with the matrix. When it makes sense it makes sense, when it doesn't and we are going to lose money, we have $1,000,000 property and then 10 cents on the dollar, we are losing money on a property. I also agree that if Mr. Apple wants that land, it is for sale, 4.53 acres, it is for sale right now, he can come in and buy it, if that's what his intent is. I am okay with exchanging it up there and I think that that would be a huge asset and thank you Mr. Pratt for being here today, and Richard for doing that presentation. The other thing is I have to agree with Mr. Parrish about the agenda item and no backup. It burns me like no other, to have an agenda item put on Tech Review with no backup, no backup at Tech Review, and still the day of City Council there is still no backup and I know that our City Clerk can add things to that agenda as we go. I am not a fan of putting anything on the Tech Review. I almost feel like they want to be pushed through and under the radar, so since this was put on Tech Review last week, I have talked to several people, Mr. Bowler several times, Martine several times, City Manager several times about this item and how to move forward. I do know that there is and I have it in my hand that I asked for today, an LOI, from Mr. Pratt and Mr. Bowler dated March to do a trade, and now this is coming June 23rd, three months later on our agenda, and now this is a big thing, but I just have to stay on task and say this is only for the trade of city land. If I hear one more thing about an indoor pickleball on this item, I will again blow a gasket, that is not our agenda item. Okay. Thank you.

Minutes;
Council member Parrish: I am going to try to be cool after those last two speeches. Rich, I think you need to get a current appraisal on the 4.5 acres. I did some research through the county assessor. I know it was purchased back in 2007 for 2,100,000 and change. My guess is it might not be worth quite that much now. I don't know. I think we need a number and then we need to figure out what per acre we need to ask for out of the 1,500 acres, so then you can bring in some backup material and everybody will be happy, and if we can get those numbers, and we got something solid to talk about, I think that's where we got to go. So, I am sorry to say, but I don't

think we are going to make any headway today, so let's get some numbers put together and then we will discuss it from there. Thanks Rich.

Minutes;
Mayor Whipple: I want to say, contrary to what Gary said and more close to what you said your first thing, this is perfect. We wanted to talk about it, we are talking about it. We don't have all the information; we didn't have all the information. This is more, do we want to go out? Are we even interested? And it sounds like everybody's interested, at least interested in making a trade. That's what we wanted to discover here, and so I hear a lot, well they didn't include us in the process, you know, they have already figured everything out and now they are bringing it to us, there's no transparency. This is literally the beginning of this. How more transparent could we be? We brought the public in at the very beginning. There's multiple steps and months forward of this, you know? And I appreciate wanting all the information, but we need those appraisals, we need to figure out where, what, when, and in my mind, bringing it to everybody at the beginning, so we can start the discussion, is the right way to go about it.

Minutes;
Adam Anderson: Sorry, I don't usually put the request to speak on, just speak up. From the Charter and how the land transactions work, just kind of for the benefit of the Council and for the public, the city has done a land swap before I think in 2021, when I was filling in before, handled the transaction where there was a swap, and it is done under the economic development statutes, which requires certain steps. Martine has educated everybody on this over time, but appraisals are needed and those sorts of things. So, the way I envision this agenda item is, once we hear public comment and if there's any more discussion, there would be some kind of motion just directing the staff what to do, if we continue to entertain this or if we start that process, because one of the first steps is to have a resolution that we would want to designate certain land for sale for economic development and then it would be sold as part of a land swap, but we don't know the exact acreage, we don't know exact, so there are some initial things, but we were just needing some general guidance what to do, where to go next, to entertain this, continue it or not.

Minutes;
Richard Bowler: Can I just add something there, since Council chimed in. A trade is no different than a purchase, it's consideration, right? So, yeah, to say that we are trading land isn't any different than a sale, it should be the same process, correct?

Minutes;
Adam Anderson: And it is, and I was going to use the term consideration, but most people don't understand that term, but yes, the consideration for the sale would be the land swap, and if you go to Contracts 101 in law school, consideration is the value that's exchanged in any kind of deal and so the purchase price would be based on the corresponding values of the property. When the city did this once before, there was an agreement that the value for each one equaled each other, because the appraisals came in that way. So, that's what I would like to see. It makes the transaction easier.

Minutes;
Council member Fielding: Martine or Ms. Schrupp, can you correct me if I am wrong, but we already have two appraisals on the Mesquite Boulevard, correct Martine? Okay. So, we do already have the two appraisals on that. Can I tell them? So, one appraisal is 1,000,000 and the other one was 850,000, correct? Correct. Thank you.

Minutes;
Council member Ennis: I sort of agree with everybody here, but since council member Fielding wants to blow a gasket, I just want to talk about pickleball courts. It is only 10 after 6:00, we need to be here for a little bit longer, so let's just, I saw a couple of people looking at their watches, they are going, no way, not this early, but no, my only input is agreeing with council member Parrish and Wanlass, and council member Fielding, and the Mayor. This is baby steps and so get something together, bring it back to us, talk about appraisals. We already know what one of them are and so, yeah, baby steps. It is going to take a while to get this process going, so I don't have a problem tabling it or making the motion to whatever Adam said, I wasn't listening, so whatever he said.

Minutes;
Council member Gallo: The only reason pickleball was brought up was because people wanted to know what the land was being used for. I have had multiple people ask, so I just wanted to put it out there what was one of the considerations, so sorry to upset you.

Minutes;
Mayor Whipple opened this item to Public Comment.

Minutes;
John Rosen: I have listened to people talk about lack of transparency, and private deals, and not being involved early in the processing, so what I am going to do here with my two minutes and 38 seconds and perhaps Mr. Mayor you will find it appropriate to give me a little bit more time. I want to solve that problem with this. I want to give all of you more context into what is being considered by one of the potential buyers of the property. We have heard that Mr. Spencer Apple is interested in building an indoor pickleball court. I talked with Spencer myself because the Mesquite Opportunities Regional Fund has a slightly different desire for the property and was looking for people who might be interested in implementing that. When we had the Travel Nevada open listening sessions, we had a group of teenagers come in, and one of the questions that was asked was, where do you guys hang out, what do you do, and the answer was Walmart. I am sorry, but that is not funny, that's pathetic. And several of the adults, several of parents have said there are just not enough things for young people to do in this town. So, I spoke with Mr. Apple after Pattie made me aware of the fact that this is what he was considering, and I asked him to consider a larger project. One that I have titled, is the working title, as The Hangout, and that is a facility that would be available to multi age groups and would provide safe entertaining activities for our youth. It is patterned after a project that I saw, a building that I saw up in Bend, Oregon, when I was there, that facility, it was a multistory facility the 1st floor was filled with fun activities geared at elementary school children, 2nd floor accommodated junior high school and high school children, 3rd floor accommodated, heaven forbid, indoor pickleball, but the whole point was our adult community, especially parents of young children, are begging us for additional recreational facilities for our kids, and Mr. Apple has agreed that he would be interested in leading a group to complete and flesh out the plans and designs and specifications, and all of the answers to all of the inevitable questions that will be asked of a project like that, so this is for the community, the first look, the first awareness that a concept like this is being considered, and that's all it is, is just knowledge and information that there are some people who are interested in addressing that problem and part of addressing that problem may be involved with this particular land swap. Thank you.

Minutes;
Jeff Reynolds: I haven't been here for a long time so I am getting my monies worth tonight. I don't know who would pay for something like that. You know, it is a good idea, but I don't think it would be self-sustaining to have a large property. If we swap property and get the boulevard, how are we going to sell it if he can't sell it right now or hasn't been selling it? How are we going to sell it unless we chop it down to $100,000? And I agree with you, I do. Maybe not pickleball, but pickleball, anyway. The city needs to not always be on the lower end of the of the pay stick here. We give away a lot of money to residential builders and we don't get a lot of money back on taxes. I know for example several years ago, I looked at my tax bill, this is a number of years ago and it was $4,000. I got $800, went to the city of Mesquite, the rest of it went to the school district and the county, and all that, but nothing came back here. So, if we build residential houses, we don't get very much income back to the city, maybe people live there, but we are not going to get paid back for that. We are going to lose $900,000. You know, I thought the idea behind a lot of this was to bring in a business that's going to generate revenue sales tax and employment for our youth, so they don't move out of town, but if you get a pickleball court some place, that's not going to generate revenue. I mean, they are going to have a little bit, but it's not going to be - you can sell a car and generate more revenue on that. So, I don't have a problem if you do it dollar for dollar, but we just don't give it away. We give a lot of property away that could be used. Now, commercial property is a different story, if they are going to bring jobs in and revenue, a can factory down here, that brings a lot of money into the city. Residential people, it doesn't bring any money in. Thank you.

Minutes;
Dominic Oliveto: I am confused. I keep reading this and maybe I'm not smart enough to understand it, but I thought this was just to say, does the city want to pursue thinking about trading this property? Why would you table something that you want to think about? I mean, if you are going to have discussion about it have discussion, don't table it. We are not asking you, and first of all I agree with you, an indoor golf course is more important than a pickleball court, but anyway. Don't throw those things at me Karen, I can see you getting it in your hand. But this is the first time since I have been coming to these meetings where you have started at ground 1 and started to bring things forward, and if you do make the trade, there's nothing that says you have to follow the matrix to make a sale on the land, that's totally optional and up to you people. And if somebody's willing to do this trade and put something in there, where you make some money, which is more than you are going to make on land when you give it to a developer out there, that's a win-win for the city, because sales tax and all that, we don't get much of that, that's all for Las Vegas, that's not for us. Thank you.

Minutes;
Gary Elgort: I thought that it was interesting that I got a lot feedback on the fact that everybody was completely transparent, but we have had a letter of intent since March 2000 or whatever this year, March of this year, and that wasn't in the backup, and apparently at least two people have been talking about possible pickleball court and that wasn't in the backup, so apparently there's a lot of discussion that's happened here, maybe only through a few people, maybe through a bunch of people. We even have appraisals on the property that's not in the backup. So, there was information available that could have been in this package, but there was nothing. Secondly, I think probably a great idea to do. I think it has value for the city to be able to have some leverage with commercial property on Mesquite Boulevard. I think it is a terrific idea, build the city. I think I would rather see a Trader Joe's and an Olive Garden than an indoor pickleball place, so you might want to put out a survey. Also, I think The Hangout is an excellent idea. Actually, I have a

friend who is a very good economical person or economy person, and he did some math on an indoor pickleball place and said it is guaranteed to fail. So, you could build it and then you could sell the property for the profit after we give it to him for nothing, but I think all in all it is the right thing to do or at least to pursue, and to see what it works out to for the city, but don't tell me there was nothing there to be said, because way too much came up in discussion today from way too many people that it could have been in a packet.

Council member Wanlass motioned to table this item for three weeks. Next Tuesday there is not a meeting, that gives us two weeks, even if it is the two of you, in a room and figure out what this is. Get appraisals, Martine, on the raw property, so we know what we are trading for. Let's have an understanding of the reason we are doing this. I have no problems with trading property with like values, none. But I want to make sure the city doesn't get the shaft again. And then we come back and pick up this same discussion in front of the same people but they actually have answers because the detail will tell them what we are going to be doing. What we have figured out in those two weeks before we go to Tech Review. I don't know how hard that can be, I honest to goodness don't. I guess I should just shut up and say my motion is to table this until the next meeting so we can get together.

Minutes;
Mayor Whipple: Do you want to make a motion to direct staff to do that?

Minutes;
Council member Wanlass: I thought that was what I was doing.

Minutes;
Mayor Whipple: Well, when you say table it, it kind of...

Council member Wanlass edited his motion to table this item. Staff is going to get an appraisal on raw property so that we know what that trade is. How many acres for 4.53. We are going to look at everything and we are going to come back three weeks from now and we are just going to start over. We aren't saying no. Again, I don't mind, I am for trading the property. I just don't want to see the city lose money. That's all. So just get the preliminary things out of the way. We come back and we decide from there. We have this same discussion over with backup this time and people aren't upset that they don't know what the heck we are doing. Because we don't either. And we go from there. Is that fair, Mayor?

Minutes;
Mayor Whipple: You good with that Adam?

Minutes;
Adam Anderson: Yeah. Council member Parrish I think wants to say something.

Minutes;

Council member Parrish: That wasn't a motion. I hate to say it, Paul. I appreciate all your comments, but we need to either accept or decline this presentation. And then, we need to direct staff to move forward for our July, whatever date that is meeting. That's the same as tabling it, Paul. You just said those were the dates you wanted to use.

Minutes;
Council member Wanlass: It is August 14th, you know what, you make the motion

Minutes;
Council member Parrish: I will, July.

Council member Parrish motioned to accept the presentation as presented and direct staff to get appraisals, work with the builders, owners, whatever and present back to Council on July 14th.

Minutes;
Mayor Whipple: Council member Wanlass, are you okay with council member Parrish making that motion?

Minutes;
Council member Wanlass: Perfectly fine.

Council member Ennis seconded the motion.

Minutes;
Council member Fielding: I just need clarification one more time. Are we tabling it or are you making a motion to direct to staff?

Minutes;
Council member Parrish: I made a motion to accept the presentation, and then we are going to direct staff to proceed with the necessary documents and backup material that we need to start making some decisions, on July 14th.

Minutes;
Council member Ennis: With a second. John, you and I are going to teach these folks how to do Robert's rules here pretty soon, okay?

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

7) Public Comments

7.1 Public Comment

Minutes;
Mayor Whipple opened the meeting to Public Comment. There were no speakers.

8) Adjournment

8.1 Adjournment

Minutes; Mayor Whipple adjourned the meeting at 6:27 pm

Jesse Whipple, Mayor

Julie Goodsell, City Clerk

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Manager

Special Items & Presentations

Presentation by Rise Development Group for the proposed development of approximately 920 homes on approximately 246 acres of city-owned land located on a portion of Parcel #002-12-301-011.

- **Public Comment**
- **Discussion and Possible Action**

PETITIONER: Martine Green **DEPARTMENT:** City Manager

RECOMMENDATION:

Direction from council on how to proceed.

Background:

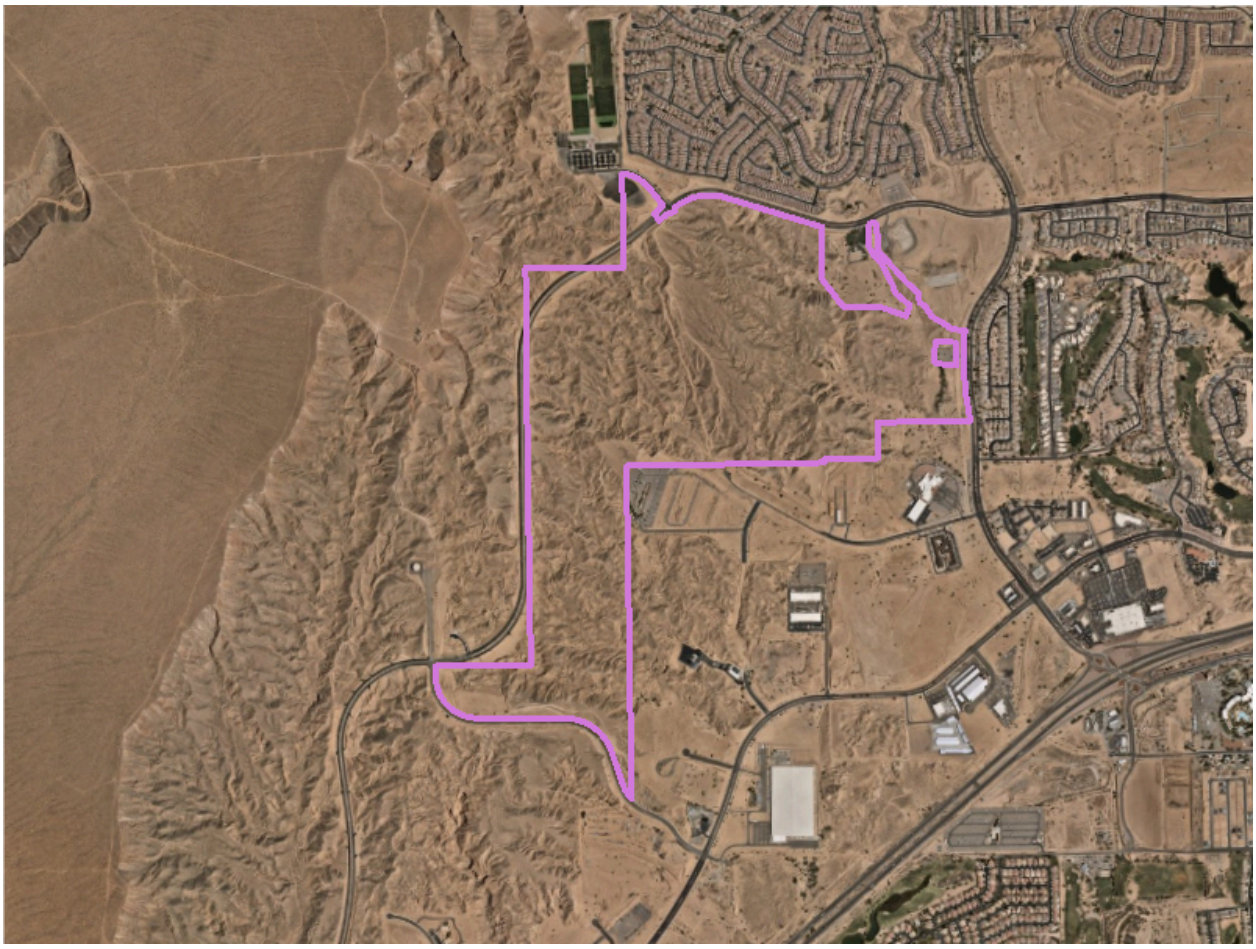
Developer has approached the City of Mesquite to acquire a large portion of city-owned land to develop 920 new homes ranging from 1,024 square feet for $349,000 up to 2,300 square feet for $510,000. This parcel is 492 acres of raw land. and developer is interested in approximately half of that or 246 acres. This agenda item is for presentation purposes only to assess the City of Mesquite interest in this proposal.

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page
- GIS Map.pdf
- Rise Development renderings.pdf
- Rise LOI. A Home-Rich Future - Mesquite.docx.PDF



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 07/29/2026

Property Information

Parcel:	00212301011
Owner Name(s):	CITY OF MESQUITE
Site Address:	
Jurisdiction:	Mesquite - null
Zoning Classification:	Planned Unit Development (PUD)
Planned Landuse:	Incorporated Clark County (CITY) - Density:

Misc Information

Subdivision Name:	PARCEL MAP FILE 131 PAGE 100		
Lot Block:	Lot:1-2 Block:	**Construction Year:**	
Sale Date:	Not Available	**T-R-S:**	13-70-12
Sale Price:	Not Available	**Census tract:**	5904
Recorded Doc Number:	20251001 00001937	**Estimated Lot Size:**	491.63
Flight Date:	2025-07-12		

Elected Officials

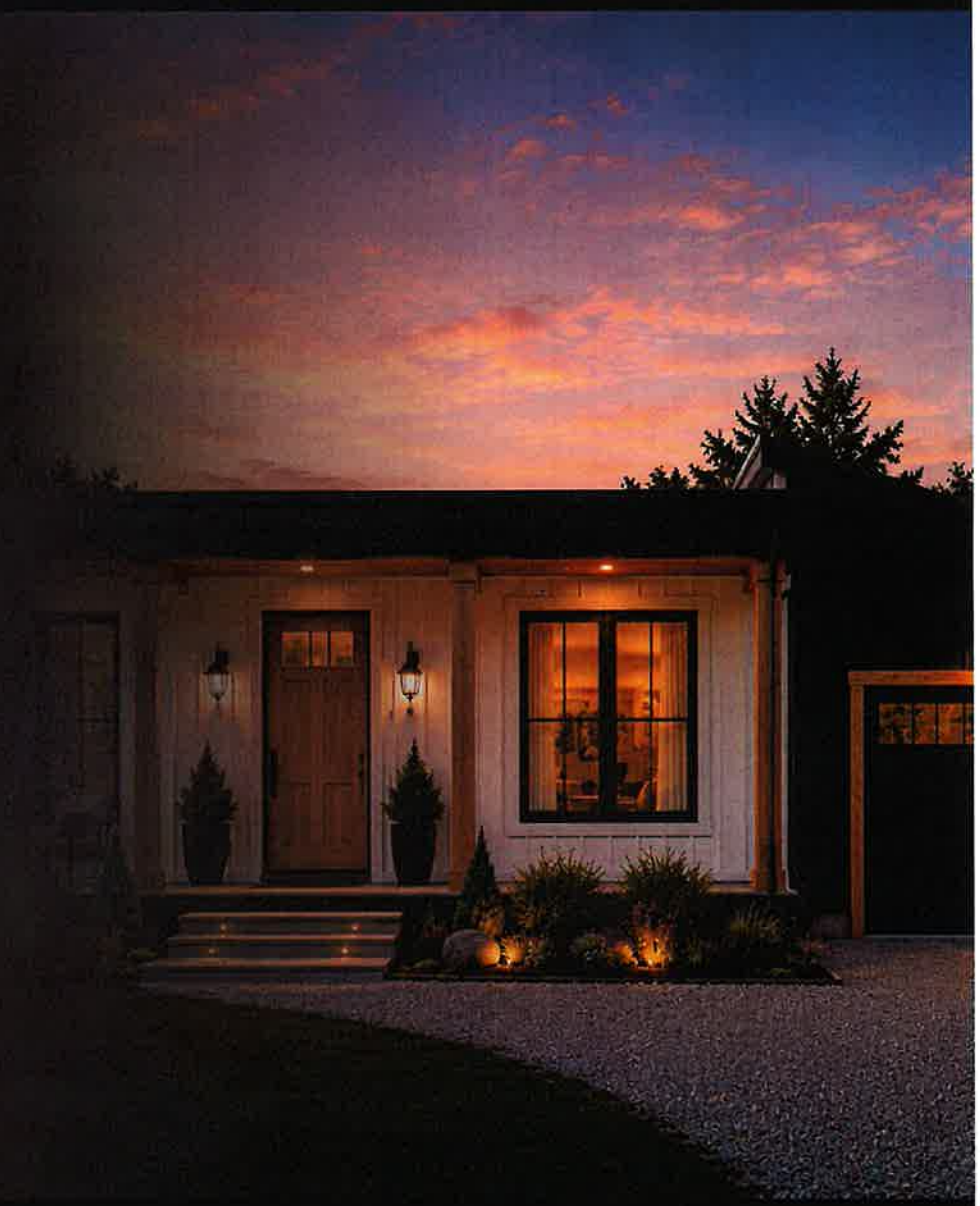
Commission:	B - Marilyn Kirkpatrick (D)	**City Ward:**	
US Senate:	Jacky Rosen, Catherine Cortez-Masto	**US Congress:**	4 - Steven Horsford (D)
State Senate:	20 - Jeff Stone (R)	**State Assembly:**	19 - Jason Patchett (R)
School District:	B - Lydia Dominguez	**University Regent:**	8 - Pete Goicoechea
Board of Education:	4 - Tim Hughes	**Minor Civil Division:**	Mesquite

RISE DEVELOPMENT GROUP

A WORKFORCE & ATTAINABLE HOUSING PROPOSAL

A home-rich future, built for Mesquite.

1,200 homes on city-adjacent land — delivered through private capital and outside grant funding, with a minimal draw on the City budget.



Presented to the Honorable Mayor & City Council
City of Mesquite, Nevada · July 2026

Mesquite's workforce is running out of places to live.

The people who keep the city running — teachers, nurses, first responders, and service workers — are increasingly priced out of the market they serve. Mesquite faces a five-year deficit of **1,781 new housing units** — driven by rapid **15.6% household growth** and the need to replace aging housing stock.

Left to the conventional market, that supply arrives slowly and at prices the workforce can't reach. It needs a partner who can plan, build, fund, and deliver at scale.

1,781
units needed over the next five years

15.6%
household growth driving the deficit

1
integrated partner: plan, build, fund, deliver

A master-planned workforce community, delivered end-to-end by Rise.

1,200

homes delivered — **two-thirds of the 1,781-unit deficit**

~800

acres used — of roughly **2,000 available**

4

home plans — plus the POD backyard ADU

5yr

phased build — first homes in 2027

THE SITE | City-owned land adjacent to **Firehouse #2 on John Deere Way** — ready for a master-planned community.

Land the City already owns, ready to work.

The community sits on city-owned land adjacent to Firehouse #2 on John Deere Way. We use roughly **800 of the 2,000 acres** — leaving the balance for the City's future priorities — with existing road access and emergency services already in place.

LOCATION

Adjacent to Firehouse #2, John Deere Way

~800	2,000
acres used	acres available

Only 40% of the available land is needed — a compact, efficient footprint.



Real homes — not stopgaps.

Modern-farmhouse design, energy-efficient systems, and durable construction. Attainable in price — never in quality.

RISE DEVELOPMENT GROUP

05 · THE PRODUCT MIX

Four home plans — and a backyard ADU.





THE 1024 · SINGLE-STORY

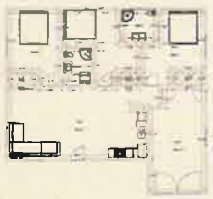
1,024 sf

2 bed · 1 bath · covered deck

$349,000

300 homes · 25% of mix





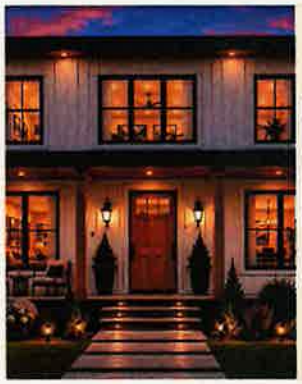
THE 1401 · SINGLE-STORY

1,402 sf

3 bed · 2 bath · 1-car garage

$395,000

480 homes · 40% of mix





THE 2000 · TWO-STORY

2,000 sf

4 bed · 2 bath · covered deck

$489,000

300 homes · 25% of mix





THE 2300 · TWO-STORY

2,300 sf

5 bed · 3 bath · 1-car garage

$510,000

120 homes · 10% of mix

ADD-ON · ADU

The POD



167 sf · studio · full bath · kitchenette — a backyard add-on that creates rental income and multigenerational flexibility on the same lot.

$97,035

construction / unit

Structural insulated panels — the reason quality and affordability aren't a trade-off.

Faster

Pre-engineered SIP shells go up in a fraction of the time of stick-built framing — homes reach families sooner and each phase compounds.

Efficient

High-R walls and roof panels plus mini-split heat pumps cut utility bills — lowering the true cost of living for residents, not just the mortgage.

Durable

Solid panel construction stands up to the desert climate with less maintenance and a longer service life than conventional builds.

Consistent

Factory-grade panels mean predictable cost and quality across all 1,200 homes — the foundation of a reliable delivery schedule.

Built on an all-in construction cost of roughly **$158 per square foot** *— the discipline that keeps these homes attainable.*

07 · PHASED DELIVERY

1,200 homes, delivered in five steady years.

2027 start
first homes as backbone goes in



A financeable project — priced for the workforce, built to pencil.

PER HOME

All-in cost	$377,347
Blended sale price	$418,500
Break-even price	$384,550

Sale price is a working figure to be set from the City's market study; every home stays priced for the workforce.

FULL PROGRAM · 1,200 HOMES

$461M
total investment

$502M
homes delivered (value)

$41M
project margin (~8%)

$47M
infrastructure the City doesn't fund

Roughly **$461M of private investment** flows into Mesquite — construction jobs, contractors, and a lasting tax base.

09 · HOW THE CAPITAL STACKS

Rise brings the capital. The City brings the land and the will.



SOURCES OF FUNDS · $461M TOTAL

Every dollar of construction is privately financed. Homes are assumed sold in the year they're built, so revenue repays the stack as the community fills in — the project is **self-liquidating.**

$6.2M

peak capital ever at risk — the most the project is ever "out of pocket"

2028

cash-flow positive — the stack repays itself early

The City funds **none** of the vertical construction.

Four commitments that unlock 1,200 homes.

01

The Land

Convey the city-owned parcel near Firehouse #2 on John Deere Way as the City's contribution to workforce housing.

02

Building Permits

Expedited review and relief on permit fees so a phased, 1,200-home build can move at the pace the need demands.

03

Impact Fees

Waiver or reduction of impact and connection fees — keeping every home priced within reach of the workforce.

04

Property Cost

City assistance on the cost of the property — the final piece that makes attainable pricing durable.

IN RETURN | **1,200 homes**, **$461M** of private investment, and a **$47M infrastructure backbone** — none of it on the City's balance sheet.

— 11 · FUNDING THAT PROTECTS THE CITY BUDGET

We bring the grant strategy. The City simply says yes at the right moments.

LEVER 01 · FEDERAL

DUE AUG 3, 2026

HUD PRO Housing (FY26)

$50M national competition

- Funds land acquisition, infrastructure (water, sewer, roads) and housing, under the CDBG framework.
- FY26 priorities target affordable supply in **rural & Opportunity-Zone communities** — Mesquite's exact profile.

THE CITY'S PART

File as applicant. **Rise drafts the application** and provides the shovel-ready project. SAM.gov registration begins now.

LEVER 02 · STATE

WINDOW OPEN NOW

Opportunity Zone 2.0

30% rural basis step-up at 5 yrs

- Nevada may nominate 49 of 195 tracts, effective Jan 1, 2027 — the window is open now.
- As a rural community, a designated Mesquite tract is among the **most tax-advantaged sites in Nevada.**

THE CITY'S PART

Adopt a resolution and letter to the Governor's Office of Economic Development nominating the tract — citing this project as committed investment.

A stronger community — and a stronger balance sheet.

1,200
attainable homes — two-thirds of the five-year deficit

$461M
private investment into the local economy

$47M
roads, water & sewer backbone — at no City cost

Construction jobs
years of work for local trades and contractors

A lasting tax base
1,200 households on the property-tax rolls

Homeownership
for the essential workforce that keeps Mesquite running

Let's build it — together.

01 Endorse the land conveyance and fee-relief framework (MOU).

02 Begin SAM.gov registration and the HUD PRO Housing application — **due Aug 3, 2026.**

03 Adopt a resolution nominating the Mesquite tract for Opportunity Zone 2.0.

04 Finalize the site plan on the John Deere Way parcel.

RISE DEVELOPMENT GROUP

Plan. Build. Fund. Deliver.

One integrated partner for the entire project — from entitlement and financing through delivery of the finished home.

risedev group

RISE DEVELOPMENT GROUP

Plan. Build. Fund. Deliver.

July 29, 2026

Mayor Jesse Whipple, Members of the City Council & City Manager Martine Green
City of Mesquite
10 E. Mesquite Blvd., Mesquite, NV 89027

RE: A Home-Rich Future for Mesquite — A Workforce Housing Partnership on the Fire Station #3 Property

Dear Mayor Whipple, Members of the Council, and Ms. Green:

Thank you for the ongoing conversations regarding our master plan for the city-adjacent land near Fire Station #3. This letter lays out a concrete path to convert a portion of that ground into hundreds of attainable homes for the Mesquite workforce — the hospitality, healthcare, education, trades, and public-safety employees who serve this community but increasingly cannot afford to live in it — and to do so using two federal and state funding windows that are open right now.

The Land

Our discussions concern two parcels behind Fire Station #3: one of approximately 212 acres and a larger parcel of approximately 492 acres. We are **not** proposing a transfer of the entire acreage. Instead, we propose focusing on a portion of the larger 492-acre parcel — planning around roughly **50% of that parcel (approximately 246 acres)** as the master-planned workforce housing footprint, phased over multiple years and sized to match what the City is comfortable committing as the plan proves out.

The Plan: Attainable Homes at Neighborhood Density

The land accounts as follows. Of the ~246-acre planned footprint, we set aside **approximately one quarter (~62 acres) for infrastructure** — roads, utilities, drainage, parks, and setbacks — leaving **~184 acres of net residential land**. At a lot size of approximately 0.2 acres per home — a walkable, efficient single-family density appropriate for workforce housing — that supports on the order of **920 homes** at full buildout (**[adjust final unit count to master-plan yield agreed with the City]**). These are energy-efficient homes built with structural insulated panel (SIP) construction, which compresses build schedules and sharply reduces cooling loads — a decisive advantage in the Virgin Valley climate — and delivered at prices reachable by households earning 60–120% of area median income.

Because the land comes into the project at a controlled basis through partnership with the City rather than at speculative market prices, the homes can be priced attainably **without sacrificing quality** — the central math problem that defeats most workforce housing.

Two Funding Windows — Both Time-Sensitive

1. HUD PRO Housing (FY26) — applications due August 3, 2026.

A $50M national competition for local governments, awarded under the CDBG framework, expressly prioritizing affordable housing in rural communities and Opportunity Zones. The City of Mesquite would be the applicant; Rise drafts the application and contributes this shovel-ready project as the use of funds — supporting land preparation, and the water, sewer, and road infrastructure that unlocks the Fire Station #3 property for housing.

2. Opportunity Zone 2.0 nomination — Nevada's nomination window is open now.

Nevada may nominate 49 of its 195 eligible census tracts for OZ 2.0 designation, effective January 1, 2027. Because Mesquite is a city under 50,000 outside the Las Vegas urbanized area, it qualifies as "rural" under the new federal definition — and rural OZ 2.0 tracts carry enhanced investor benefits (a 30% basis step-up at five years and a 50% substantial-improvement test) that make a designated Mesquite tract one of the most tax-advantaged investment locations in the state. **[Verify the Fire Station #3 tract is on Treasury's OZ 2.0 eligible list before formalizing this ask.]**

How the Capital Stacks

PRO Housing grant (infrastructure and land preparation) + rural Opportunity Zone equity + Nevada Housing Division gap financing (HOME and state housing trust funds) + conventional construction debt. Layered correctly, **more than half the capital stack can come from grant, subsidized, or tax-advantaged sources** — the difference between homes that pencil at attainable prices and homes that never get built. The City contributes land access and its applicant status; Rise contributes the development, the capital formation, and the application workload.

What We Are Asking For

- **A working session with City leadership in the next two weeks to align on the master-plan footprint and phase one.**
- A Council resolution authorizing a PRO Housing application with Rise as development partner (application due August 3).
- A City resolution and letter to the Governor's Office of Economic Development supporting OZ 2.0 nomination of the qualifying Fire Station #3 tract, citing this project as committed private investment.

Rise will carry the workload — application drafting, site and infrastructure analysis, pro forma, phasing plan, and public-participation materials — at no cost to the City. What Mesquite gains is a phased, master-planned workforce housing community on ground it already controls, funded substantially by federal and state dollars, delivering homes its own workforce can afford.

We look forward to continuing the conversation.

Respectfully,

_____

Brady Breinholt, Principal
Rise Development Group LLC
(435) 669-0492 | projects@risedev.group | risedev.group

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Department Reports

Mayor's Comments and Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Department Reports

Council and Staff's Comments and Reports

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Tentative Maps

Consideration of Tentative Map Case No. TM-26-005 (Mesquite East Mesa Subdivision-Anthem at Mesquite PUD) to subdivide 95.48 acres into 307 single-family residential lots plus common open space areas. The property is zoned *Single -Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the west side of Mesquite Heights Road, north of the intersection with Canyon Crest Boulevard, and is Clark County Assessor's Parcel No. 001-05-201-003.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the Council hold a public hearing, and approve the Tentative Map for the Mesquite East Mesa subdivision, in the Anthem at Mesquite PUD, Case No. TM-26-005, subject to the Department recommendations below, and Standard Conditions

---

Background:

Pulte Homes is proposing to subdivide 95.48 acres into 307 single-family residential lots and open space areas within the Anthem at Mesquite PUD. This will be a Non-Age Restricted, Non-Gated, Common Interest Community. The project is zoned Single Family Housing (SF-1) by the Anthem at Mesquite PUD. The Single-Family Housing (SF-1) zone allows for â€œSingle family detached dwelling units of a permanent natureâ€.Lots in the subdivision range from around 4,400 sq. ft. to over 16,000 sq. ft. The gross density of the subdivision is (307 du/ 95.48 ac.=) 3.22 dwelling units per acre. New interior streets will be public, with 51-foot rights-of-way. Five-foot wide sidewalks are proposed to be provided on both sides of the interior streets. : Lots in the proposed subdivision range in size from 4,400 square feet to over

16,000 square feet. The project includes approximately 35 acres of commonly-held open space areas. Common open space is provided along Mesquite Heights Road for landscaping, and for retaining walls between tiers of lots.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Cover Page
- TM-26-005_Mesquite East Mesa Staff Memo draft.doc
- TM East Mesa Tentative Map.pdf
- TM-26-005.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron AICP, Senior Planner

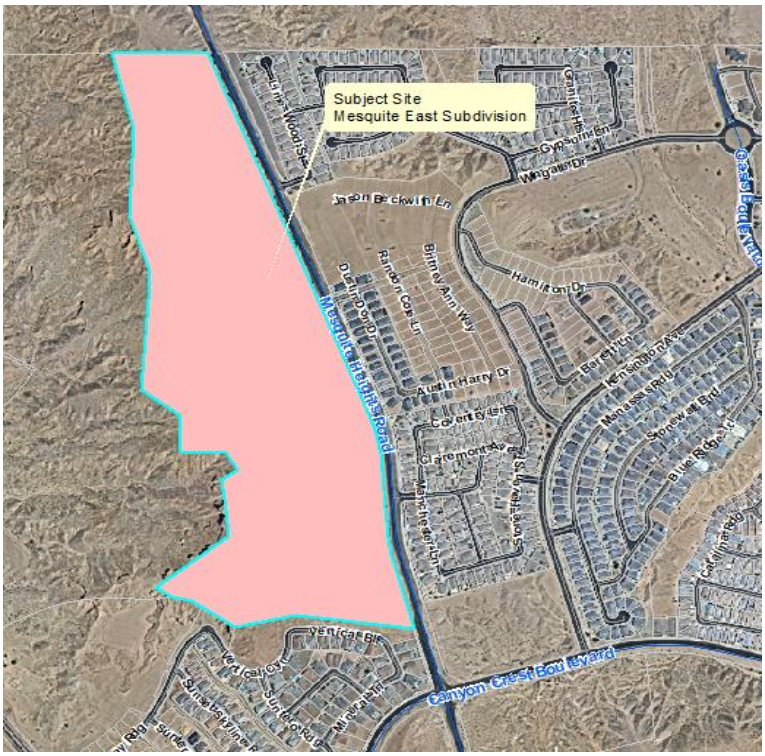
DATE: Technical Review- August 4, 2026
City Council- August 11, 2026

RE: Consideration of Tentative Map Case No. TM-26-005 (**Mesquite East Mesa Subdivision**- Anthem at Mesquite PUD) to subdivide 95.48 acres into 307 single-family residential lots plus common open space areas. The property is zoned *Single-Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the west side of Mesquite Heights Road, north of the intersection with Canyon Crest Boulevard. The project site is Clark County Assessor's Parcel No. 001-05-201-003.

Project Description

Pulte Homes is proposing to subdivide 95.48 acres into 307 single-family residential lots and open space areas within the Anthem at Mesquite PUD. This will be a Non-Age Restricted, Non-Gated, Common Interest Community.

The subdivision site is located on the west side of Mesquite Heights Road, north of the intersection with Canyon Crest Boulevard.



The project is zoned *Single Family Housing* (SF-1) by the Anthem at Mesquite PUD. The *Single-Family Housing* (SF-1) zone allows for "Single family detached dwelling units of a permanent nature".

Lots in the subdivision range from around 4,400 sq. ft. to over 16,000 sq. ft. The gross density of the subdivision is (307 du/ 95.48 ac.=) 3.22 dwelling units per acre.

New interior streets will be public, with 51-foot rights-of-way. Five-foot wide sidewalks are proposed to be provided on both sides of the interior streets.

Key Facts

- The proposed subdivision is located in the Anthem at Mesquite Planned Unit Development, and will be subject to all conditions of the Anthem at Mesquite Development Agreement and Design Standards Handbook.
- The subdivision is a non-*age-restricted, non-gated, common interest community.*
- The subdivision proposes a total of 307 single-family lots, public interior roadways, and commonly held open space elements.
- The subdivision encompasses approximately 95.51 acres, with approximately 35 acres set aside as open space. Gross project density is (307 units/95.5 acres=) 3.22 units per gross acre.
- The Anthem at Mesquite Design Standards Handbook allows development at up to 10 du/acre, with a minimum lot size of 3,000 sq.ft. All proposed lots conform to the Design Standards Handbook.

Tentative Map Approval Criteria

Please refer to Appendix "A" for the excerpt from Mesquite Municipal Code (MMC) Section 9-6-4. Subsection H sets forth guidelines and criteria for City Council decisions regarding tentative maps.

Analysis

Lot Standards: Lots in the proposed subdivision range in size from 4,400 square feet to over 16,000 square feet, with all lots conforming to the Design Standards Handbook.

General public utility easements for the subdivision are proposed to be 10 feet along the front, 5 feet along the side, and 3 feet along the rear property lines of each lot.

Open Space: The project includes approximately 35 acres of commonly-held open space areas. Common open space is provided along Mesquite Heights Road for landscaping, and for retaining walls between tiers of lots. Landscaping plans for the open space areas are required to be submitted and approved with the civil improvement plans.

Circulation: The subdivision will be accessed from Mesquite Heights Road. An interior street system will loop through the subdivision serving all of the residential lots. Interior streets and cul-de-sacs are 51-foot public right-of-ways with two 18-foot travel lanes, 2.5' curb and gutter, and 5-foot wide sidewalks on both sides of the internal streets.

Transportation Impact Analysis (TIA): Under MMC 9-9-6(C)(7), if there is a master planned community with an overall TIA, another TIA will not be required for each phase, unless some portion of the original TIA is no longer valid due to changes in the standards or community. The proposed subdivision was included in the original Anthem at Mesquite PUD.

The subdivision will generate approximately 3,070 vehicle trips per day (10 per household) using the ITE Trip Generation Manual rates.

Improvement Plans: Civil improvement plans are required. Landscaping plans are to be to be submitted with the improvement plans. Landscaping plans need to be reviewed and approved prior to approval of the final map.

Previous Staff & Council Action

On December 8, 2015, the City Council adopted Ordinance No. 497 which amended the Development Agreement between the City of Mesquite and Mesquite Investors, LLC and PN II, Inc., and extending the term of the Anthem Development Agreement to March 15, 2026.

On March 11, 2026, the City Council agreed to extend the development agreement for another 20 years, to March 14, 2046.

Recommendation

Staff recommends that the Council hold a public hearing, and **approve the Tentative Map for the Mesquite East Mesa subdivision, in the Anthem at Mesquite PUD, Case No. TM-26-005,** subject to the Department recommendations below, and Standard Conditions:

Building Department

- Meet all applicable Building Codes and Standard Conditions.

Engineering Department

- Subject to standard conditions as applicable.

Planning and Environmental Resources

1. Meet all applicable Zoning Codes and Standard Conditions.
2. All Tentative and Final maps shall conform with the City's Street Naming and Addressing Policy.
3. Comply with requirements of the Anthem Development Agreement and Design Standards Handbook.
4. Landscaping plans to be submitted with Improvement Plans. Landscape plans must be reviewed and approved prior to signing of Final Map.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- All services will be provided by residential 90 gallon automated system.

Fire & Rescue Department

- No Comments.

Appendix A – Excerpt from Mesquite Municipal Code

Section 9-6-4: TENTATIVE MAPS:

H. Guidelines for Planning Commission or City Council Decision: The planning commission or city council shall consider the following criteria in making a recommendation on the tentative map:

1. **Environmental and Health Laws**: The application conforms with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

   The subdivision will connect to municipal water (Virgin Valley Water District) and sewer service (City of Mesquite). Solid waste disposal will be provided by Virgin Valley Disposal. The Nevada Division of Environmental Protection has recommended approval of the subdivision.

2. **Water Availability**: The applicant has shown the availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

   The subdivision will be served by the Virgin Valley Water District.

3. **Public Utilities**: The site is served, or will be served at the time of development, with all necessary public utilities, including, but not limited to, water, sewer, gas, electric and telephone service;

   Telephone and cable service will be provided by Rio Virgin Telephone and Cablevision

4. **Location:** The site is located in an area of the city that is appropriate for current development activity and which will not contribute to the need for inefficient extensions and expansions of public facilities, utilities and services;

   The subdivision is a part of the Anthem at Mesquite PUD.

5. **Public Services**: The applicant has shown the availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

The project is within city limits, and will be served by City of Mesquite public services. The project will be served by the Clark County School District.

6. **Development Pattern**: The site represents an overall development pattern that is consistent with the goals and policies of the master plan, the official map, the capital improvements program and any other applicable planning documents adopted by the city;

   The subdivision is a part of the Anthem at Mesquite PUD, and complies with the City's Land Use and Zoning Map.

7. **Conformance**: The site and application conform to all applicable provisions of these regulations. If these regulations are inconsistent with the master plan, these regulations shall take precedence; however, city staff shall be instructed to make such recommendations as will be necessary to bring these regulations into compliance with the master plan;

   The subdivision complies with the City's Land Use and Zoning Map and the requirements for the Single-Family (SF) residential zoning district, which allows single family detached dwellings as a primary permitted use.

8. **Effect on Streets**: The application considers the effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

   The subdivision will provide new private streets to serve the project and will connect to the City's existing street system.

9. **Street Design**: The tentative map shows the location, spacing and design of proposed streets, curb cuts and intersections, all of which are consistent with good traffic engineering design principles;

   The tentative map shows the proposed street design, which has been reviewed and approved by the City Engineer.

10. **Access**: Each lot in the map of a residential development has adequate and safe access to/from a local street. If lot access is to/from a collector or arterial street, the planning commission, or city council if there is no planning commission, shall expressly find that such access is safe and that no other lot access or subdivision configuration is feasible;

    All lots have access from the interior residential streets. No lot access is proposed to collector or arterial streets.

11. **Site Layout**: The site contains a parcel, lot and land subdivision layout that is consistent with good land planning and site engineering design principles;

The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

12. **Development Sensitive to Environment**: The site will be laid out and developed in a manner that is sensitive to environmental features and/or characteristics of the tract or parcel, including, but not limited to, topography, slope, soils, geology, hydrology, floodplains, wetlands, vegetation and trees;

    The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

13. **Dedications and Improvements**: The applicant agrees to dedicate and improve land, right of way and easements, as may be determined to be needed to effectuate the purposes of these regulations and the standards and requirements incorporated herein;

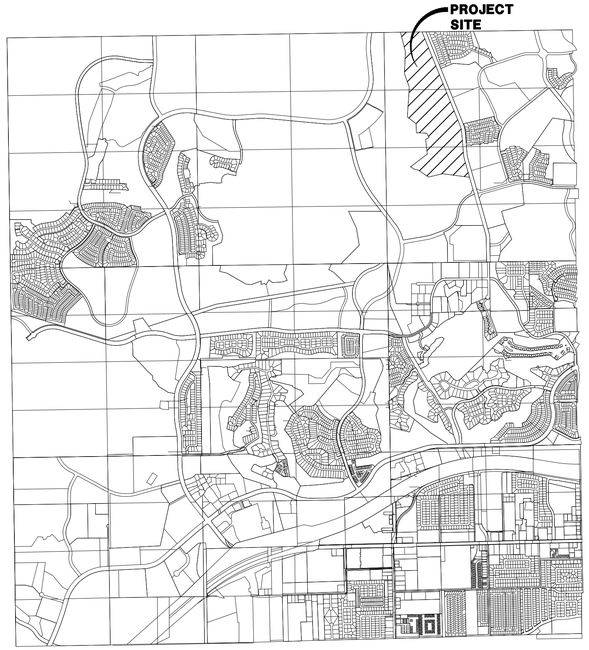
    The subdivision includes the dedication of right-of-way and the construction of roadways necessary to serve the project.

14. **Other Recommendations and Comments**: The recommendations and comments of those entities reviewing the tentative map pursuant to Nevada Revised Statutes chapter 278;

    Recommendations and comments from responsible agencies and utility providers are outlined in the staff report and attached as exhibits.

15. **Submission Requirements Satisfied**: All relevant and applicable submission requirements have been satisfied in a timely manner.

    The applicant has submitted all relevant and applicable information required for a tentative map application.



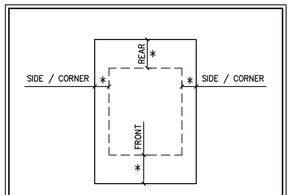
TENTATIVE MAP
MESQUITE EAST MESA

FOR PULTE HOMES
A NON GATED, COMMON INTEREST COMMUNITY
CITY OF MESQUITE, NEVADA
APN 001-05-201-003

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

COMMON ELEMENT	AREA (SQ.FT.)
CE "A"	125,553 SF
CE "B"	2,114 SF
CE "C"	2,114 SF
CE "D"	2,117 SF
CE "E"	140,568 SF
CE "F"	2,179 SF
CE "G"	16,234 SF
CE "H"	522,437 SF
CE "I"	23,299 SF
CE "J"	11,169 SF
CE "K"	66,500 SF
CE "L"	56,977 SF
CE "M"	3,170 SF
CE "N"	547,605 SF
TOTAL	1,522,036 SF



MINIMUM SETBACK

LEGAL DESCRIPTION

THAT PORTION OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 71 EAST, M.D.M. DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 110 OF PARCEL MAPS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONTAINING 95.48 ACRES

BASIS OF BEARINGS

SOUTH 00°50'06" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M., CITY OF MESQUITE, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 3, PAGE 87 OF MISCELLANEOUS MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

N.G.S CONTROL BENCHMARK

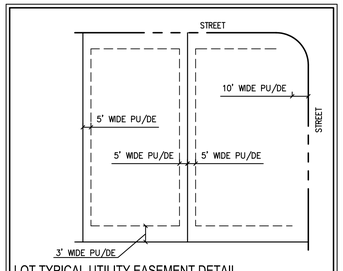
NATIONAL GEODETIC SURVEY BENCHMARK Z-405 STAINLESS STEEL ROD IN CASING STAMPED Z-405 1982, ON THE NORTH SIDE OF MESQUITE BOULEVARD AND THE WEST SIDE OF TOWN WASH, ±238' EASTERLY FROM THE CENTERLINE OF DESERT DRIVE, AND ±58' NORTHERLY FROM THE CENTERLINE OF MESQUITE BOULEVARD. PUBLISHED ELEVATION = 1598.49 FEET NAVD 1988. NORTH AMERICAN VERTICAL DATUM OF 1988.

PROJECT BENCHMARK

LOCAL MESQUITE NEVADA PULTE 2006 DATUM (PERPETUATED FROM MANY YEARS OF USING NGVD 29, NATIONAL GEODETIC VERTICAL DATUM, IN THE MESQUITE VALLEY)

A 2" ALUMINUM CAP MONUMENT @ THE INTERSECTION OF FALCON RIDGE PARKWAY AND HARDY WAY, STAMPED BBE PLS 13875.

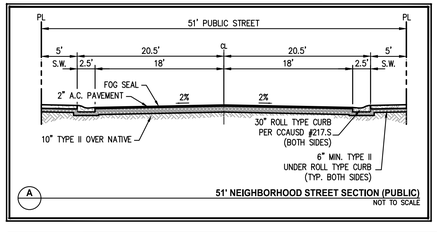
2006 PROJECT DATUM = NAVD 1988 MINUS 3.20 FEET
2006 PROJECT BENCHMARK ELEVATION = 1719.81 FEET

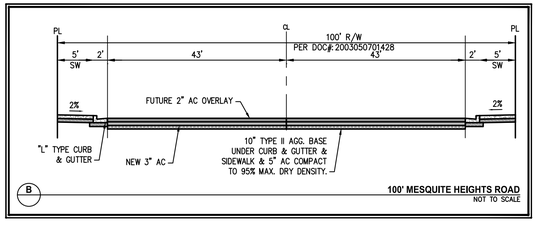


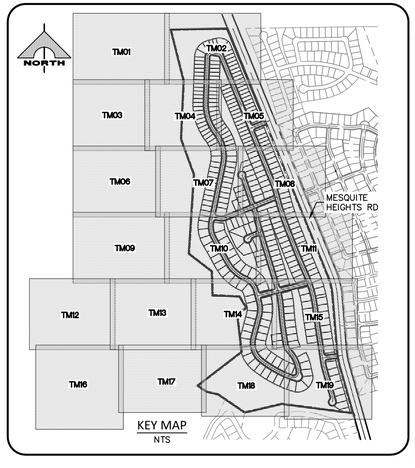
LOT TYPICAL UTILITY EASEMENT DETAIL
NOT TO SCALE

LEGEND

- BOUNDARY
- RIGHT-OF-WAY OR PROPERTY LINE
- LOT LINE
- CENTERLINE
- 1700 INDEX CONTOUR (10' INTERVAL)
- INTERMEDIATE CONTOUR (2' INTERVAL)







KEY MAP
NTS

PROJECT NOTES

OWNERS

MESQUITE INVESTORS LLC AND B & Z INVESTMENTS LLC
PN II INC
7255 SOUTH TENAYA WAY #200
LAS VEGAS, NV 89113
PHONE: (702) 914-4800

APPLICANT / DEVELOPER

PULTE HOMES (PN II)
7255 SOUTH TENAYA WAY #200
LAS VEGAS, NV 89113
PHONE: (702) 914-4800

ENGINEER

GCW INC.
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

SITE DATA

NUMBER OF COMMON LOTS
14

PROJECT AREA 95.5 AC±
PARCEL AREA 200.7 AC±

NUMBER OF DWELLING UNITS
TOTAL : 307

DENSITY
3.21 DU/AC±

EXISTING ZONING
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

PROPOSED ZONING
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

BUILDING SETBACKS
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

ASSESSORS PARCEL NUMBER(s)
001-05-201-003 & 001-05-215-001

PUBLIC SERVICES & FACILITY PROVIDERS

WATER: VIRGIN VALLEY WATER DISTRICT
500 RIVERSIDE ROAD
MESQUITE, NEVADA 89027
(702) 346-5731

SEWER: CITY OF MESQUITE SANITATION DEPARTMENT
10 EAST MESQUITE BOULEVARD
MESQUITE, NEVADA 89027
(702) 346-5295

TELEPHONE: RELIANCE CONNECTS
61 WEST MESQUITE BOULEVARD
MESQUITE, NEVADA 89027
(702) 346-0300

POWER: OVERTON POWER DISTRICT NO. 5
731 TURTLEBACK ROAD
MESQUITE, NEVADA 89024
(702) 346-5710

DISPOSAL: VIRGIN VALLEY DISPOSAL
501 RIVERSIDE ROAD
MESQUITE, NEVADA 89027
(702) 346-5396

GAS: SOUTHWEST GAS
6355 SHATZ STREET
LAS VEGAS, NEVADA 89115
(877) 860-6020

PROFESSIONAL ENGINEER STATE OF NEVADA WESLEY T. EU No. 16369 Exp. 6/30/2027 CIVIL
DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

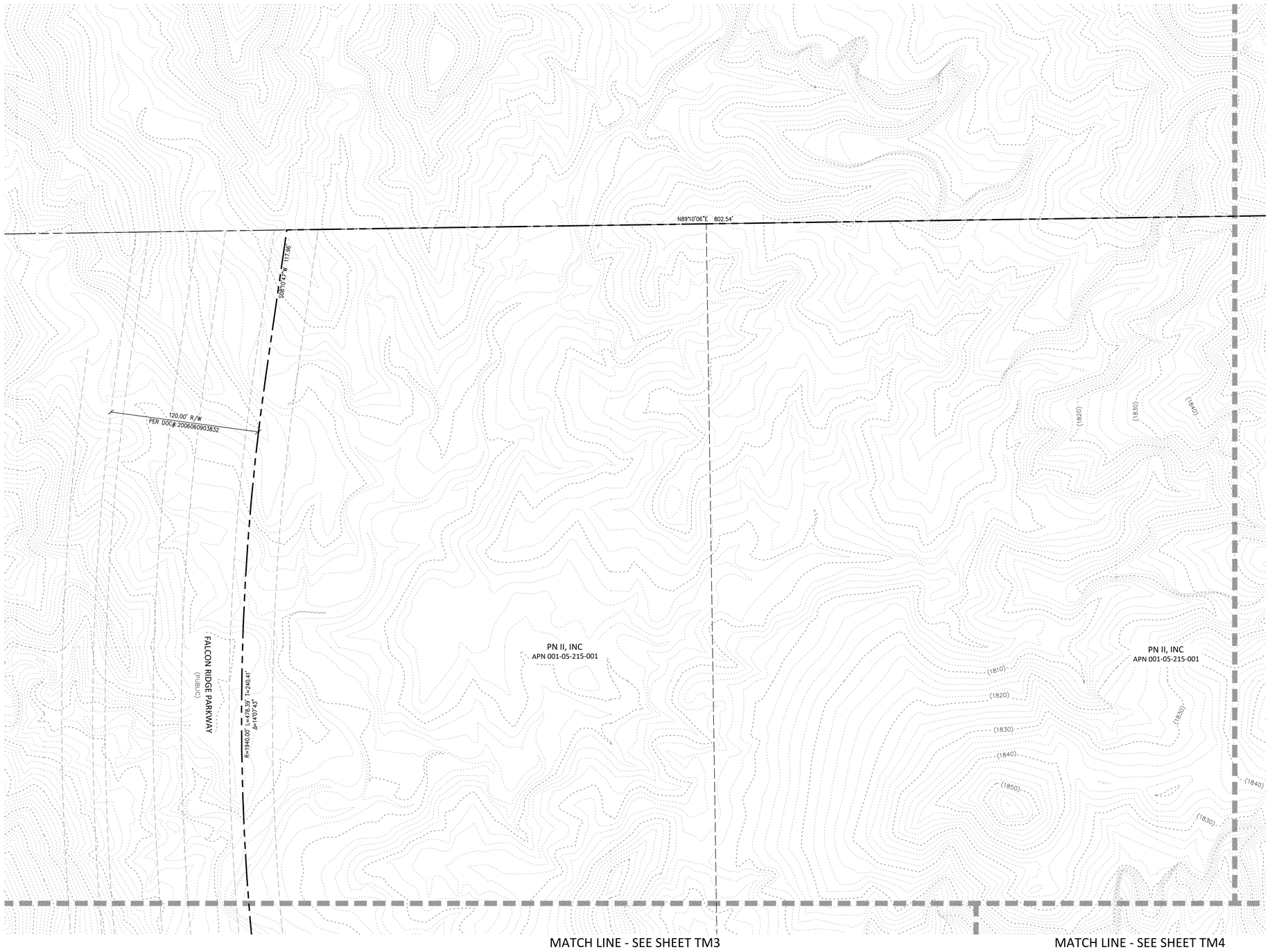
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DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:43:58

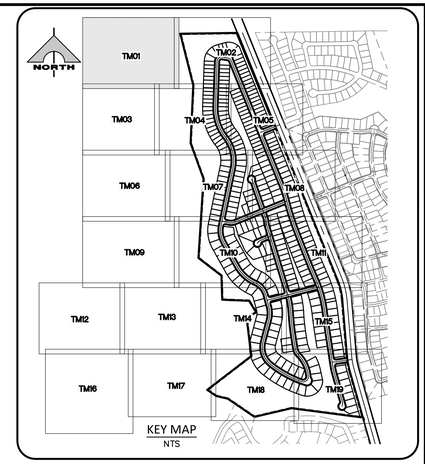
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\GWC\TENTMAP\A266-001 - TM.DWG
BRADY GUZMAN

PULTE HOMES
MESQUITE EAST MESA
COVER SHEET

DRAWING
CV
1 OF 20 SHTS





KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

STATE OF NEVADA
PROFESSIONAL ENGINEER
WESLEY T. PRUETT
No. 16369
07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:44:10

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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 1

DRAWING
TM1
2 OF 20 SHTS

MATCH LINE - SEE SHEET TM1

MESQUITE INVESTORS LLC
AND B & Z INVESTMENTS
APN 001-05-201-003

PN II, INC
APN 001-05-215-001

BROOS FREDDY L & MELANIE
APN 001-05-110-014

WHITAKER RICHARD & LYNELLE
APN 001-05-110-013

SNOW STEPHEN & K
REVOCABLE LIVING TI
SNOW STEPHEN G & K
APN 001-05-110-

LAMIRAND
AND LAMIF
BE(
APN 00:

RI

MESQUITE HEIGHTS ROAD
(PUBLIC)

STREET "H"
(PUBLIC)

STREET "A"
(PUBLIC)

CE "N"
547,605 SF

CE "A"
125,553 SF

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

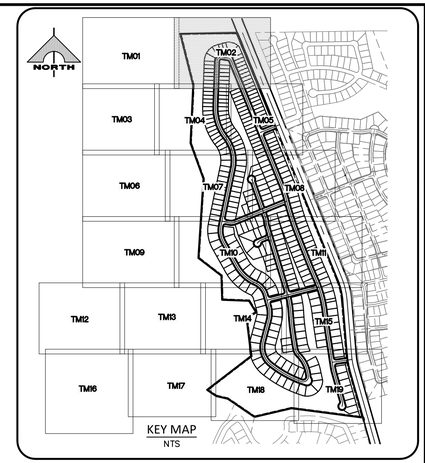
100.00' R/W
PER DOC# 20030507014281

N89°09'46"E 546.04'

N0°50'14"W 612.46'

MATCH LINE - SEE SHEET TM4

MATCH LINE - SEE SHEET TM5



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER STATE OF NEVADA
WESLEY T. BRUNO
No. 16369
PROFESSIONAL
DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:44:20

GCW
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ENGINEERS \ SURVEYORS
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BRADY GUZMAN

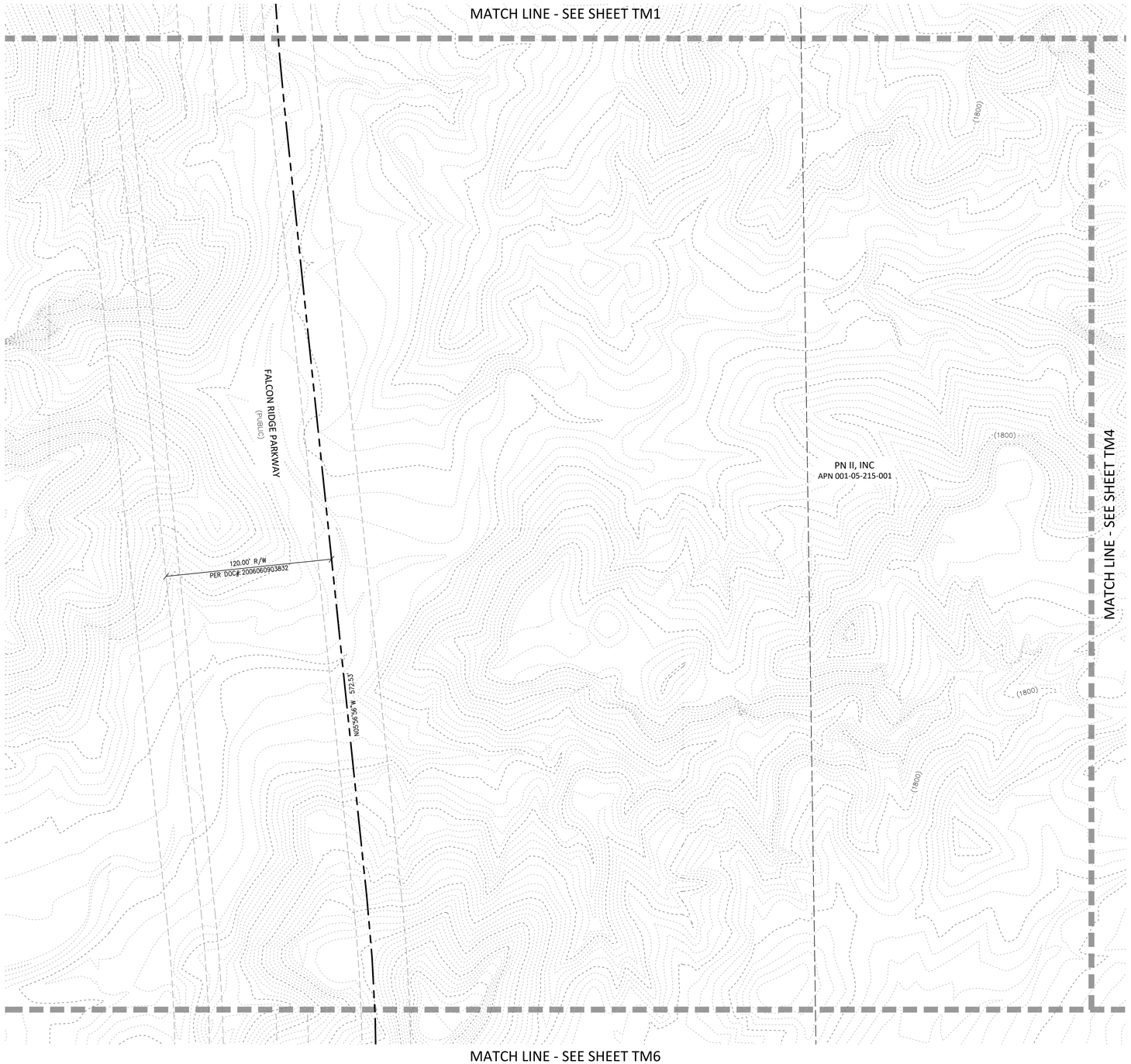
PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 2

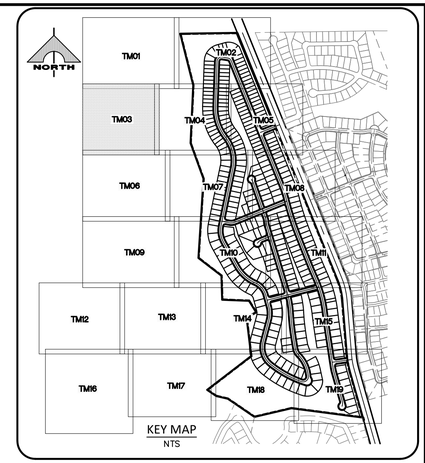
DRAWING
TM02
3 OF 20 SHTS

MATCH LINE - SEE SHEET TM1



MATCH LINE - SEE SHEET TM4

MATCH LINE - SEE SHEET TM6



KEY MAP
NTS

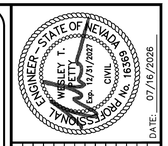
NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.



DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:44:30

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F: 702.804.2299
gcwengineering.com

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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 3

DRAWING
TM03
4 OF 20 SHTS

MATCH LINE - SEE SHEET TM1

MATCH LINE - SEE SHEET TM2

MATCH LINE - SEE SHEET TM3

MATCH LINE - SEE SHEET TM5

MATCH LINE - SEE SHEET TM6

MATCH LINE - SEE SHEET TM7

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-215-001

MESQUITE INVESTORS LLC
AND B & Z INVESTMENTS
APN 001-05-201-003

CE "N"
547,605 SF

CE "N"
547,605 SF

STREET "H"
(PUBLIC)

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

N2°38'40"E 612.46'

KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

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ENGINEERS \ SURVEYORS

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BRADY GUZMAN

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:44:40

REV	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

ENGINEER - STATE OF NEVADA
BRADY J. GUZMAN
No. 16369
PROFESSIONAL
Exp. 6/17/2027
CIVIL
DATE: 07/16/2026

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 4

DRAWING
TM04
5 OF 20 SHTS

MATCH LINE - SEE SHEET TM2

MATCH LINE - SEE SHEET TM4

MATCH LINE - SEE SHEET TM7

MATCH LINE - SEE SHEET TM8

NOMMESEN CURT
APN 001-05-110-006

WINTER FAMILY TRUST
AND WINTER DENNIS L &
MICHELA L TRS
APN 001-05-110-004

TATE LOIS J FAMILY TRUST
AND TATE LOIS J TRS
APN 001-05-110-004

EASTVIEW GROUP LLC
APN 001-05-110-003

JORGENSEN THOMAS
ANTHONY & MICHELE
DAYAPN 001-05-110-002

KOBOKO FAMILY
TRUST AND OGDEN
HEIDI TRS
APN 001-05-110-001

MESQUITE HEIGHTS ROAD
(PUBLIC)

100.00' R/W
PER DOC# 20030501701428

STREET "A"
(PUBLIC)

STREET "B"
(PUBLIC)

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

CE "A"
125,553 SF

CE "B"
2,114 SF

CE "C"
2,114 SF

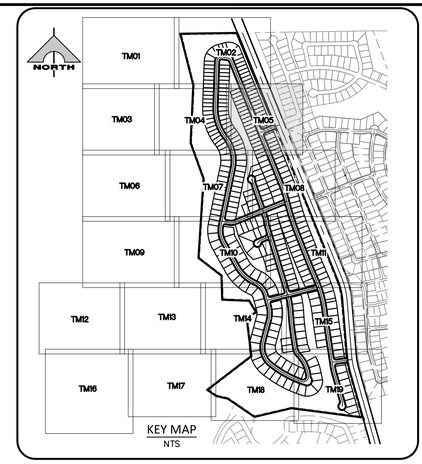
CE "D"
547,605 SF

CE "E"
140,568 SF

(1880)

(1850)

NOTE
EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:44:51

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

DATE: 07/16/2026

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 5

DRAWING
TM05
6 OF 20 SHTS

MATCH LINE - SEE SHEET TM3

MATCH LINE - SEE SHEET TM4

MATCH LINE - SEE SHEET TM7

MATCH LINE - SEE SHEET TM9

FALCON RIDGE PARKWAY
(PUBLIC)

120.00' R/W
PER DOC# 200606090383Z

R=1260.00' L=828.45' Δ=37°40'20"

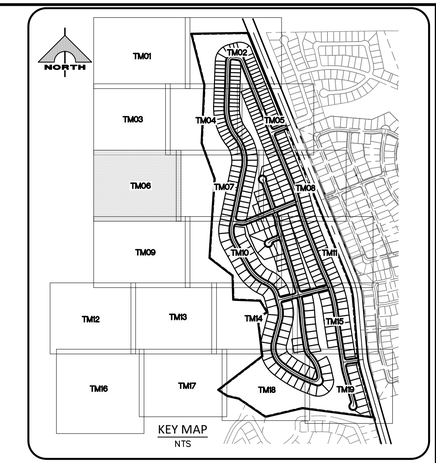
R=20.00'

PN II, INC
APN 001-05-215-001

(1840)

(1800)

(1760)



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

STATE OF NEVADA
WESLEY T. HUNTLEY
Exp. 12/31/2027
CIVIL
No. 16369
PROFESSIONAL ENGINEER

DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:01

GCW ENGINEERS \ SURVEYORS
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LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

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BRADY OLIMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 6

DRAWING
TM06
7 OF 20 SHTS

MATCH LINE - SEE SHEET TM4

MATCH LINE - SEE SHEET TM5

MATCH LINE - SEE SHEET TM6

MATCH LINE - SEE SHEET TM8

MATCH LINE - SEE SHEET TM9

MATCH LINE - SEE SHEET TM10

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-215-001

CE "N"
547,605 SF

CE "N"
547,605 SF

CE "N"
547,605 SF

CE "N"
547,605 SF

CE "M"
3,170 SF

CE "A"
125,553 SF

CE "A"
125,553 SF

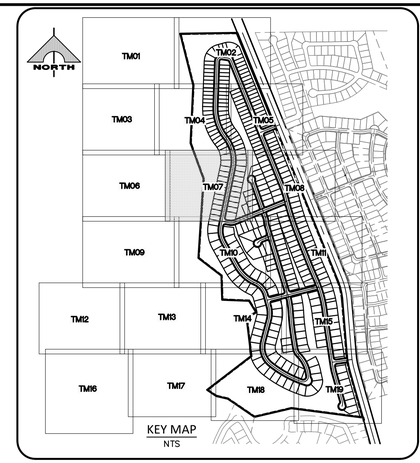
STREET "H"
(PUBLIC)

STREET "C"
(PUBLIC)

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

NOTE: EX WATERLINE SHOWN WITHIN EASEMENT WILL BE RELOCATED WITHIN PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

STATE OF NEVADA — PROFESSIONAL ENGINEER — WESLEY T. UTLEY — No. 16369 — 07/17/2003 — CIVIL

DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:11

GCW
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LAS VEGAS, NV 89146
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gcwengineering.com

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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 7

DRAWING
TM07
8 OF 20 SHTS

MATCH LINE - SEE SHEET TM5

MATCH LINE - SEE SHEET TM7

MATCH LINE - SEE SHEET TM10

MATCH LINE - SEE SHEET TM11

STREET "A" (PUBLIC)

STREET "D" (PUBLIC)

STREET "E" (PUBLIC)

MESQUITE HEIGHTS ROAD (PUBLIC)

CE "A" 125,553 SF

CE "E" 140,568 SF

CE "J" 11,169 SF

8" PVC SS (PUBLIC)

8" PVC W (PUBLIC)

GURNEY JADEN & MORGAN
APN 001-05-213-031

MUMFORD BRET BRADLEY & TONYA
APN 001-05-213-001

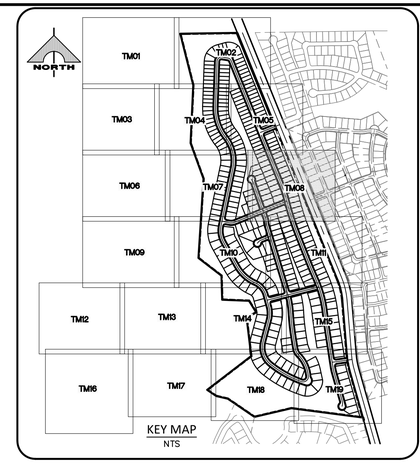
OBRIEN SCOTT & TAMARA
APN 001-05-213-002

GARNER JEFFF L & CINDY J
APN 001-05-213-003

GRANDMAISON THOMAS A & DARLENE M
APN 001-05-213-004

BLAIR PETER MAX & DEBRA ANN
APN 001-05-213-005

100.00' R/W PER DOC# 20030507014?8



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER - STATE OF NEVADA
WESLEY T. PRUETT
No. 16369
PROFESSIONAL
DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:21

GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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gcwengineering.com
ENGINEERS \ SURVEYORS

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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 8

DRAWING
TM08
9 OF 20 SHTS

MATCH LINE - SEE SHEET TM6

MATCH LINE - SEE SHEET TM7

MATCH LINE - SEE SHEET TM10

MATCH LINE - SEE SHEET TM12

MATCH LINE - SEE SHEET TM13

R=20.00'
L=30.60'
T=19.20'
Δ=87°39'51"

N60°36'45"W 176.56'

R=257.00' L=42.03'
T=21.06' Δ=09°22'09"

R=241.00' L=39.74'
T=19.91' Δ=09°27'09"

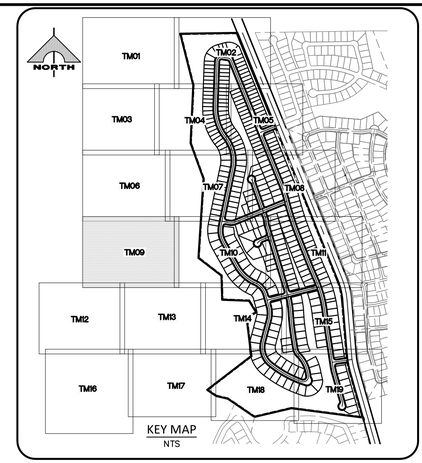
N60°36'45"W 243.64'

R=1785.00' L=619.51' T=312.98' Δ=19°53'07"

PN II, INC
APN 001-06-601-001

PN II, INC
APN 001-05-215-001

(1760)



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

STATE OF NEVADA
PROFESSIONAL ENGINEER
WESLEY T. PRUETT
Exp. 6/17/2027
CIVIL
No. 16369

DATE: 07/16/2026

REV	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:31

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 9

DRAWING
TM09
10 OF 20 SHTS

MATCH LINE - SEE SHEET TM7

MATCH LINE - SEE SHEET TM8

MATCH LINE - SEE SHEET TM9

MATCH LINE - SEE SHEET TM11

MATCH LINE - SEE SHEET TM13

MATCH LINE - SEE SHEET TM14

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-215-001

CE "N"
547,605 SF

CE "L"
56,977 SF

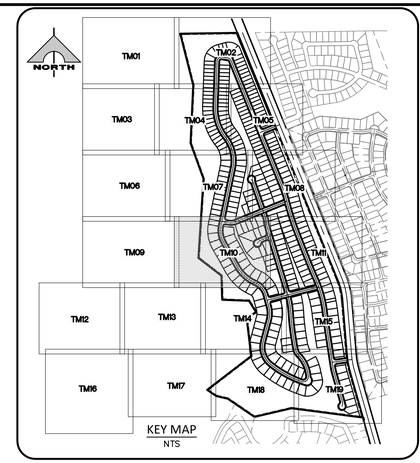
8" PVC SS (PUBLIC)

8" PVC W (PUBLIC)

STREET "H"
(PUBLIC)

STREET "I"
(PUBLIC)

STREET "L"
(PUBLIC)



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER - STATE OF NEVADA
WESLEY T. KNOWLTON
No. 16369
PROFESSIONAL ENGINEER
Exp. 12/31/2027
DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001
DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:41

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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gcwengineering.com

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BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 10

DRAWING
TM10
11 OF 20 SHTS

MATCH LINE - SEE SHEET TM8

MATCH LINE - SEE SHEET TM10

MATCH LINE - SEE SHEET TM14

MATCH LINE - SEE SHEET TM15

8" PVC SS (PUBLIC)

8" PVC W (PUBLIC)

STREET "A" (PUBLIC)

STREET "D" (PUBLIC)

MESQUITE HEIGHTS ROAD (PUBLIC)

100.00' R/W PER DOC# 20030050701428

BLAIR PETER MAX & DEBRA ANN
APN 001-05-213-005

CARLSEN KIMBERLY LIVING TRUST AND CARLSEN KIMBERLY TRS
APN 001-05-213-006

BAILEY THOMAS
APN 001-05-213-007

THOMSON CORY A AND HANNA SAVANNA MARGARET
APN 001-05-213-008

WICKETT BRETT A & SUSAN L
APN 001-05-213-009

BONATO JUDY & CRAIG
APN 001-05-213-010

VIRGIN VALLEY WATER DISTRICT
APN 001-05-201-005

VAL VISTA PROPERTIES LLC
APN 001-05-213-034

BAKER FAMILY TRUST AND BAKER DANNY R & LESHIA TRS
APN 001-05-213-011

BAKER FAMILY TRUST AND BAKER DANNY R & LESHIA TRS
APN 001-05-213-011

JOHNSON DAVID & GWEN M
APN 001-05-210-017

BENDER FAMILY TRUST AND BENDER THOMAS S

CE "E" 140,568 SF

CE "I" 23,299 SF

CE "L" 56,977 SF

KEY MAP
NTS

TM01 TM02 TM03 TM04 TM05 TM06 TM07 TM08 TM09 TM10 TM11 TM12 TM13 TM14 TM15 TM16 TM17 TM18 TM19

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

PROFESSIONAL ENGINEER - STATE OF NEVADA - BRADLEY T. GUTMAN - No. 16369 - DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:45:51

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
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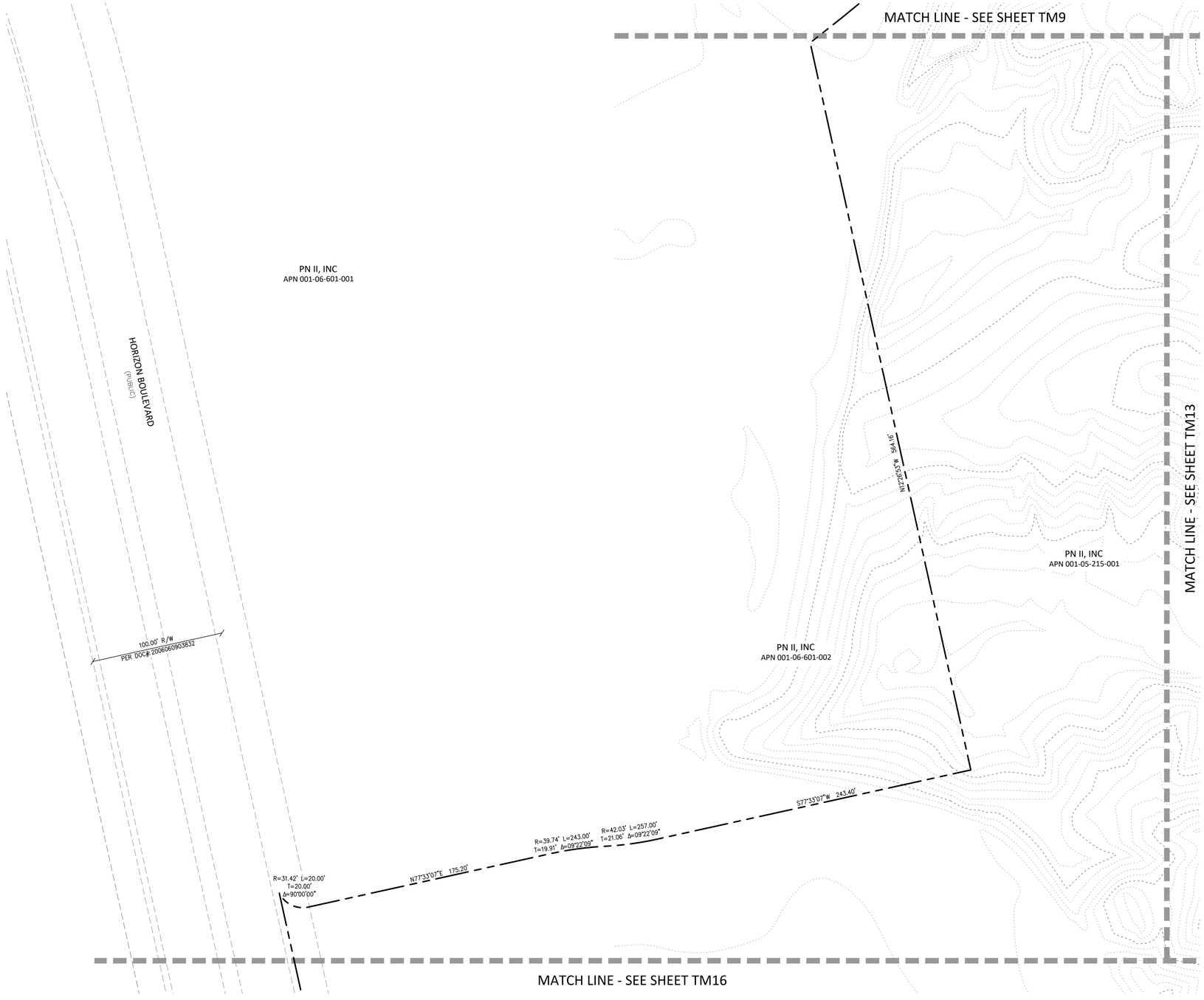
BRADY GUTMAN

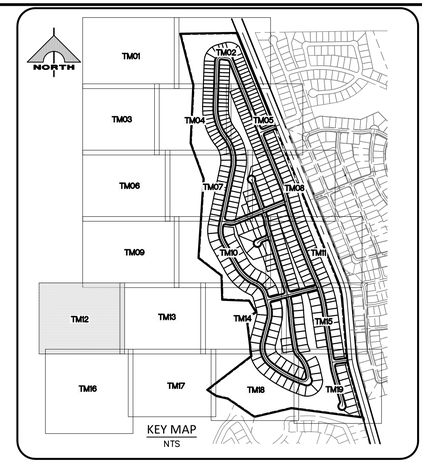
PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 11

DRAWING
TM11
12 OF 20 SHTS





NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER - STATE OF NEVADA - WESLEY T. BRADY GUZMAN - No. 16369 - PROFESSIONAL - Exp. 12/31/2025 - CIVIL

DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:46:00

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\GWG\TENTMAP\A266-001 - TM.DWG

BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 12

DRAWING
TM12
13 OF 20 SHTS

MATCH LINE - SEE SHEET TM9

MATCH LINE - SEE SHEET TM10

MATCH LINE - SEE SHEET TM12

MATCH LINE - SEE SHEET TM14

PN II, INC
APN 001-05-215-001

(1800)

(1760)

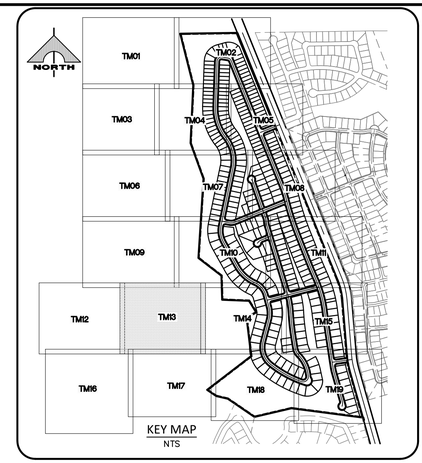
(1760)

(1760)

(1760)

MATCH LINE - SEE SHEET TM16

MATCH LINE - SEE SHEET TM17



KEY MAP
NTS

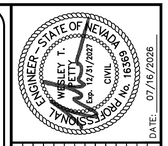
NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.



DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:46:10

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\DWG\TENTMAP\A266-001 - TM.DWG

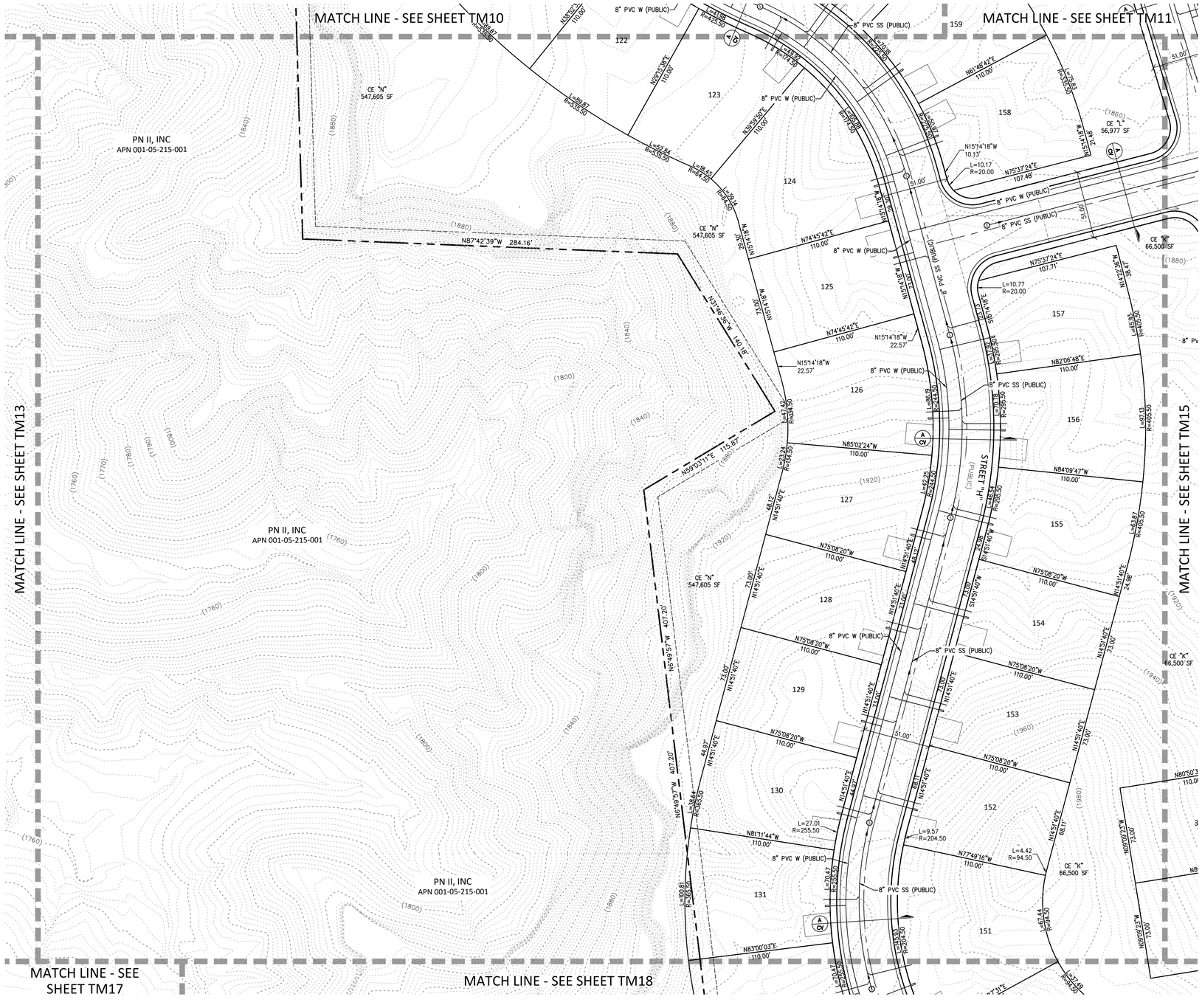
BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 13

DRAWING
TM13
14 OF 20 SHTS


MATCH LINE - SEE SHEET TM10
MATCH LINE - SEE SHEET TM11
MATCH LINE - SEE SHEET TM13
MATCH LINE - SEE SHEET TM15
MATCH LINE - SEE SHEET TM17
MATCH LINE - SEE SHEET TM18
PN II, INC
APN 001-05-215-001
CE "N"
547,605 SF
CE "I"
56,977 SF
CE "K"
66,500 SF
8" PVC W (PUBLIC)
8" PVC SS (PUBLIC)
STREET "H" (PUBLIC)
N87°42'39"W 284.16'
N31°49'36"W 140.18'
N59°03'11"E 115.67'
N39°49'57"W 407.20'
N74°45'42"E 110.00'
N15°14'18"W 22.57'
N85°02'24"W 110.00'
N84°09'47"W 110.00'
N75°08'20"W 110.00'
N14°51'40"E 73.00'
S14°51'40"W 73.00'
N61°46'42"E 110.00'
N39°59'50"E 110.00'
N09°36'38"E 110.00'
N38°35'21" 110.00'
N75°37'24"E 107.48'
N75°37'24"E 107.71'
N82°06'48"E 110.00'
N77°49'16"W 110.00'
N80°50'37"E 110.00'
N83°00'03"E 110.00'
N14°22'36"W 36.47'
N14°51'40"E 44.97'
N14°51'40"E 68.17'
S14°51'40"W 73.00'
N14°51'40"E 24.98'
N14°51'40"E 73.00'
L=89.87 R=330.50
L=89.45 R=64.50
L=39.84 R=330.50
L=39.14 R=64.50
L=10.17 R=20.00
L=10.77 R=20.00
L=75.83 R=330.50
L=50.67 R=330.50
L=109.88 R=74.50
L=41.98 R=125.50
L=27.24 R=204.50
L=2.25 R=204.50
L=66.18 R=264.50
L=44.18 R=264.50
L=97.13 R=405.50
L=63.87 R=405.50
L=9.57 R=204.50
L=4.42 R=94.50
L=27.01 R=255.50
L=100.61 R=255.50
L=70.47 R=255.50
L=67.44 R=94.50
L=37.58 R=204.50
L=31.05 R=204.50
L=10.47 R=255.50
L=2.25 R=204.50
L=13.00
L=13.00
L=13.00
L=13.00
51.00'
100.00'
30.00'
21.00'
24.97'
68.17'
44.97'
44.97'
24.98'
73.00'
73.00'
73.00

MATCH LINE - SEE SHEET TM11

MATCH LINE - SEE SHEET TM14

MATCH LINE - SEE SHEET TM18

MATCH LINE - SEE SHEET TM19

STREET "G" (PUBLIC)

STREET "A" (PUBLIC)

STREET "D" (PUBLIC)

MESQUITE HEIGHTS ROAD (PUBLIC)

8" PVC SS (PUBLIC)

8" PVC W (PUBLIC)

CE "H" 522,437 SF

CE "E" 140,568 SF

CE "K" 66,500 SF

CE "I" 23,299 SF

BENDER FAMILY TRUST AND BENDER THOMAS S & LUANNE TRS
APN 001-05-211-007

BENDER FAMILY TRUST AND BENDER THOMAS S & LUANNE TRS
APN 001-05-211-007

STONEHAVEN HOA
APN 001-05-210-032

SECK TRUST AND SECK TERRY L & NANCY K TRS
APN 001-05-211-006

CATLIN ART L & SANDRA B REVOCABLE LIVING TRUST AND CATLIN SANDRA B TRS
APN 001-05-211-005

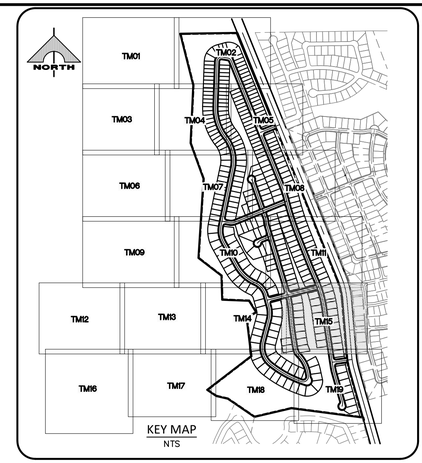
WINK HOLDINGS LCC
APN 001-05-211-004

WINK HOLDINGS LCC
APN 001-05-211-004

PRICE SCOTT W
APN 001-05-311-016

2K PROPERTIES LLC
APN 001-05-311-015

100.00' R/W
PER DOC# 20030507014 28



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER - STATE OF NEVADA - PROFESSIONAL - WESLEY T. WHEELER - No. 16369 - CIVIL - 07/16/2026

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE: 07/16/2026

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:46:31

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\DWG\TENTMAP\A266-001 - TM.DWG

BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 15

DRAWING
TM15
16 OF 20 SHTS

MATCH LINE - SEE SHEET TM12

MATCH LINE - SEE SHEET TM13

MATCH LINE - SEE SHEET TM17

PN II, INC
APN 001-05-215-001

HORIZON BOULEVARD
(PUBLIC)

100.00' R/W
PER DOC# 20060609035832

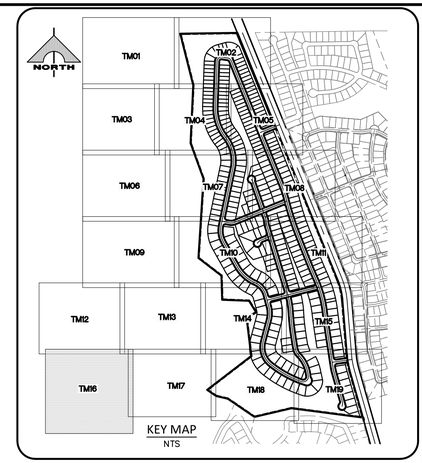
R=2830.00'
L=719.21'
Δ=14°33'57"
CH=S6°58'41"W
719.17'

N62°54'12"E (R) 191.00'

R=2730.00'
L=28.48'
Δ=0°35'54"
CH=N1°41'43"W

N62°35'58"E 319.11'

PN II, INC
APN 001-05-315-006



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

ENGINEER - STATE OF NEVADA
WESLEY T. HEATH
Exp. 12/31/2027
No. 16369
PROFESSIONAL
DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 764-A266-001
DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:46:40

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\GWC\TENTMAP\A266-001 - TM.DWG
BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 16

DRAWING
TM16
17 OF 20 SHTS

MATCH LINE - SEE SHEET TM13

MATCH LINE - SEE SHEET TM14

MATCH LINE - SEE SHEET TM16

MATCH LINE - SEE SHEET TM18

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-315-006

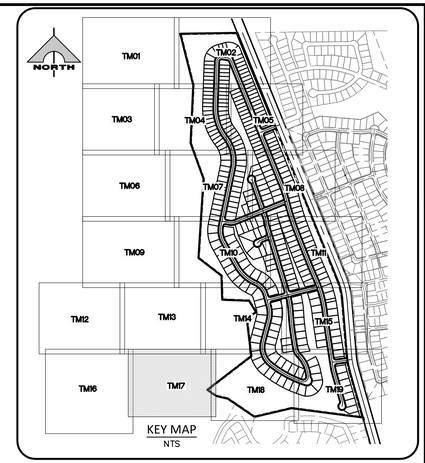
(1760)
(1800)
(1820)
(1830)
(1840)

N55°56'26"W 116.53'

R=1995.00' L=191.66' T=95.83'
Δ=00°03'18"

S79°59'31"W 144.67'

R=1100.00' L=594.60' T=304.76'
Δ=30°58'15"



KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

STATE OF NEVADA
PROFESSIONAL ENGINEER
WESLEY T. GRUELL
Exp. 12/31/2027
CIVIL
No. 16369

DATE: 07/16/2026

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.
764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:46:51

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A266-001\DWG\TENTMAP\A266-001 - TM.DWG

BRADY GUZMAN

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 17

DRAWING
TM17
18 OF 20 SHTS

MATCH LINE - SEE SHEET TM14

MATCH LINE - SEE SHEET TM15

MATCH LINE - SEE SHEET TM17

MATCH LINE - SEE SHEET TM19

PN II, INC
APN 001-05-215-001

PN II, INC
APN 001-05-315-005

PN II, INC
APN 001-05-312-053

CE "H"
522,437 SF

CE "K"
66,500 SF

STREET "H"
(PUBLIC)

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

N83°00'03"E 110.00'

N87°17'31"E 110.00'

N87°17'31"E 110.00'

N89°50'37"E 112.11'

N36°46'45"E 110.00'

N13°41'07"E 110.00'

N28°41'37"E 110.00'

N32°29'29"E 110.00'

N37°24'13"E 110.00'

N37°24'13"E 110.00'

N32°24'22"E 110.00'

N27°24'08"E 110.00'

N22°24'08"E 110.00'

N17°24'08"E 110.00'

N12°24'32"E 110.00'

N07°24'35"E 110.00'

N02°24'35"E 110.00'

N87°17'50"E 110.00'

N61°23'37"E 110.00'

S02°29'01"E 587.06'

S 26°26'W 116.53'

N76°55'00"W 125.34'

N55°42'48"W 340.55'

N55°42'48"W 340.55'

S76°53'18"W 401.47'

S76°53'18"W 401.47'

L=23.35
R=15.00

L=37.40
R=24.50

L=31.92
R=24.50

L=72.31
R=924.50

L=72.31
R=924.50

L=72.31
R=924.50

L=77.31
R=924.50

L=80.07
R=1164.50

L=80.07
R=1164.50

L=80.07
R=1164.50

L=78.40
R=1185.50

L=78.40
R=1185.50

L=78.40
R=1185

MATCH LINE - SEE SHEET TM15

MATCH LINE - SEE SHEET TM18

GAINES JOHN T & KRISTIN A
APN 001-05-311-014

OLSON TODD W & AMEE L
APN 001-05-311-013

PORTER NANCY LYNN REICH FAMILY PROTECTION TRUST AND PORTER NANCY LYNN REICH TRS
APN 001-05-311-012

ANDERSON STEVEN G & MICHELLE L REV LIV TR AND ANDERSON STEVEN G & MICHELLE L TRS
APN 001-05-311-011

BALFE MICHAEL E & SUSAN C REVOCABLE TRUST AND BALFE MICHAEL E & SUSAN C TRS
APN 001-05-311-010

PN II, INC
APN 001-05-312-053

MESQUITE HEIGHTS ROAD (PUBLIC)

STREET "A" (PUBLIC)

STREET "C" (PUBLIC)

STREET "D" (PUBLIC)

CANYON CREST BLVD (PUBLIC)

CE "H" 522,437 SF

CE "A" 16,234 SF

CE "B" 2,117 SF

CE "F" 2,179 SF

8" PVC W (PUBLIC)

8" PVC SS (PUBLIC)

100.00' R/W PER DOC#:200305070142B

N82°36'04"W 760.47'

SEE LEFT FOR CONTINUATION

SEE RIGHT FOR CONTINUATION

EX. 8" SS

KEY MAP
NTS

NORTH

40' 0' 20' 40' 80'

SCALE: 1" = 40'

NOTE

EX WATERLINE SHOWN IN EASEMENT WILL BE RELOCATED WITHIN THE PUBLIC ROADWAYS OR A DEDICATED EASEMENT THROUGH A COMMON ELEMENT.

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 764-A266-001

DESIGN: BG
DRAWN: MB
CHECK: WP
PLOT DATE: 07-16-26
PLOT TIME: 14:47:16

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 19

DRAWING
TM19
20 OF 20 SHTS

Mesquite
Nevada

Tentative Map

Project Information

Project Name: Mesquite East Mesa
Existing Zoning: PUD
Project Location: Mesquite Heights and Canyon Crest
Gross Acres: 95.48
Assessor's Parcel Number(s): 001-05-201-003
Total Number of Lots: 307
Density: 3.22
Please explain the intent of this request: Residential Subdivision

Applicant Signature: [signature]
Date: 6-11-26

Applicant Information

Property Owner(s): Mesquite Investors LLC and B&Z Investments LLC
Mailing Address: 2410 Fair Oaks Blvd Suite 110, Sacramento Ca. 95825
Phone No: 916-379-0955 x 162 Email: eden@river-west.com Fax No:

Applicant (if different than Owner): PN II Inc.
Mailing Address: 7255 S Tenaya Way Ste 200, Las Vegas NV 89113
Phone No: 702-357-6996 Email: JOHN.SCHIPPERT@PULTEGROUP.COM Fax No:

Contact Person/Representative (if different than Owner): GCW Inc. / Kristin Antill
Mailing Address: 1500 S Rainbow Blvd, Las Vegas NV, 89146
Phone No: 702-804-2163 Email: Kantill@gcwengineering.com Fax No:

The target date for City Council review of this application as calculated by the City Council's approved Development Review Cycle Chart, and hereby consented to by the Applicant, is the later of the date of the current cycle's city council meeting July 28, 26, or the date to which such meeting is rescheduled or continued by the City Council. Initial: MS

Office Use Only

Case No: TM-26-005
Application Fee $: 750
NDEP Fee $: 407
Date Received: 6/29/26
Noticing Fee $: 300
NDWR Fee $: 487
Received By:
Planner: DC

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027 702-346-5295

Receipt No: 7.000021782 Jun 30, 2026

GCW INC

Previous Balance:	.00
PLANNING - TM-26-005	750.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
Total:	1,050.00
CHECK Check No: 118408	750.00
Payor: GCW INC	
CHECK Check No: 118409	300.00
Payor: GCW INC	
Total Paid:	1,050.00
Total Applied:	1,050.00
Change Tendered:	.00

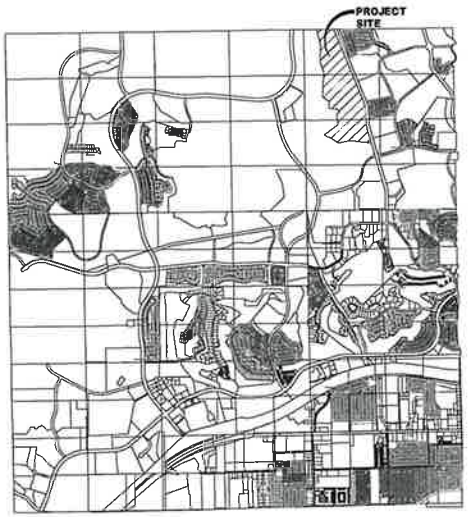
06/30/2026 9:00 AM

LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Mesquite, Clark County, Nevada and is described as follows:

ASSESSORS PARCEL NUBMER: 001-05-201-003

PARCEL 1 AS SHOWN AND FILE 110, PAGE 82 OF PARCEL MAPS, ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYINE WITHIN SECTION 5, TOWNSHIP 13 SOUTH, RANGE 71 EASE, MDM, CITY OF MESQUITE, CLARK COUNTY, NEVADA

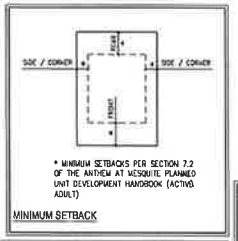


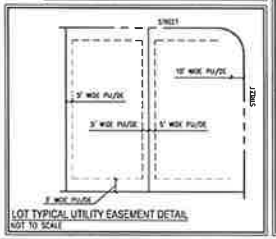
TENTATIVE MAP
MESQUITE EAST MESA

FOR PULTE HOMES
A NON GATED, COMMON INTEREST COMMUNITY
CITY OF MESQUITE, NEVADA
APN 001-05-201-003

Pulte Homes

COMMON ELEMENT	AREA (SQ FT)
CE "A"	125,553 SF
CE "B"	3,114 SF
CE "C"	3,114 SF
CE "D"	3,117 SF
CE "E"	148,068 SF
CE "F"	2,179 SF
CE "G"	10,234 SF
CE "H"	523,437 SF
CE "I"	23,098 SF
CE "J"	11,769 SF
CE "K"	66,500 SF
CE "L"	58,917 SF
CE "M"	3,190 SF
CE "N"	347,600 SF
TOTAL	1,502,536 SF





LEGAL DESCRIPTION

THAT PORTION OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MDM DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 110 OF PARCEL MAPS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

CONTAINING 93.48 ACRES

BASIS OF BEARINGS

SOUTH 00°30'08" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M.D.M., CITY OF MESQUITE, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 3, PAGE 87 OF MISCELLANEOUS MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

N.G.S CONTROL BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK Z-405 STAINLESS STEEL ROD IN CASING STAMPED Z-405 1982, ON THE NORTH SIDE OF MESQUITE BOULEVARD AND THE WEST SIDE OF TOWN WASH, ±23K EASTERLY FROM THE CENTERLINE OF DESERT DRIVE, AND ±58K NORTHERLY FROM THE CENTERLINE OF MESQUITE BOULEVARD. PUBLISHED ELEVATION = 1598.48 FEET NAVD 1988, NORTH AMERICAN VERTICAL DATUM OF 1988.

PROJECT BENCHMARK

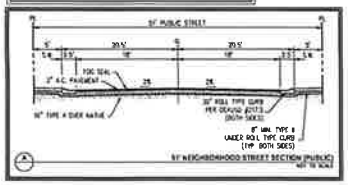
LOCAL MESQUITE NEVADA PULTE 2006 DATUM (PERPETUATED FROM MANY YEARS OF USING NGVD 29, NATIONAL GEODETIC VERTICAL DATUM, IN THE MESQUITE VALLEY)

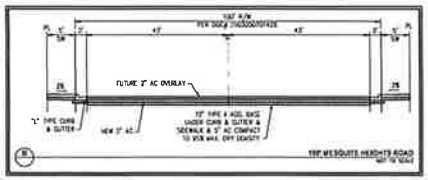
A 3" ALUMINUM CAP MONUMENT @ THE INTERSECTION OF FALCON RIDGE PARKWAY AND HARDY WAY, STAMPED BSE PLS 12815.

2006 PROJECT DATUM = NAVD 1988 MINUS 3.70 (EC)
2006 PROJECT BENCHMARK ELEVATION = 1719.81 (EC)

LEGEND

- BOUNDARY
- RIGHT-OF-WAY OR PROPERTY LINE
- LOT LINE
- CENTERLINE
- 1700 INDEX CONTOUR (10' INTERVAL)
- INTERMEDIATE CONTOUR (2' INTERVAL)







PROJECT NOTES

OWNERS

PULTE HOMES/DEL WEBB (PN II)
7255 SOUTH TENAYA WAY #200
LAS VEGAS, NV 89113
PHONE: (702) 914-4500

APPLICANT / DEVELOPER

PULTE HOMES/DEL WEBB (PN II)
7255 SOUTH TENAYA WAY #700
LAS VEGAS, NV 89113
PHONE: (702) 914-4500

ENGINEER

GCW INC
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2799 (FAX)

SITE DATA

NUMBER OF COMMON LOTS
9

PROJECT AREA — 96.1 ACs
PARCEL AREA — 93.5 ACs

NUMBER OF DWELLING UNITS
UNIT 23: 113
UNIT 24: 102
TOTAL: 214

DENSITY
1.01 DU/AC±

EXISTING ZONING
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

PROPOSED ZONING
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

BUILDING SETBACKS
PER SINGLE FAMILY(SF) ACTIVE ADULT (REFERENCED ANTHEM @ MESQUITE P.U.D.)

ASSESSORS PARCEL NUMBER(S)
007-01-114-001

PUBLIC SERVICES & FACILITY PROVIDERS

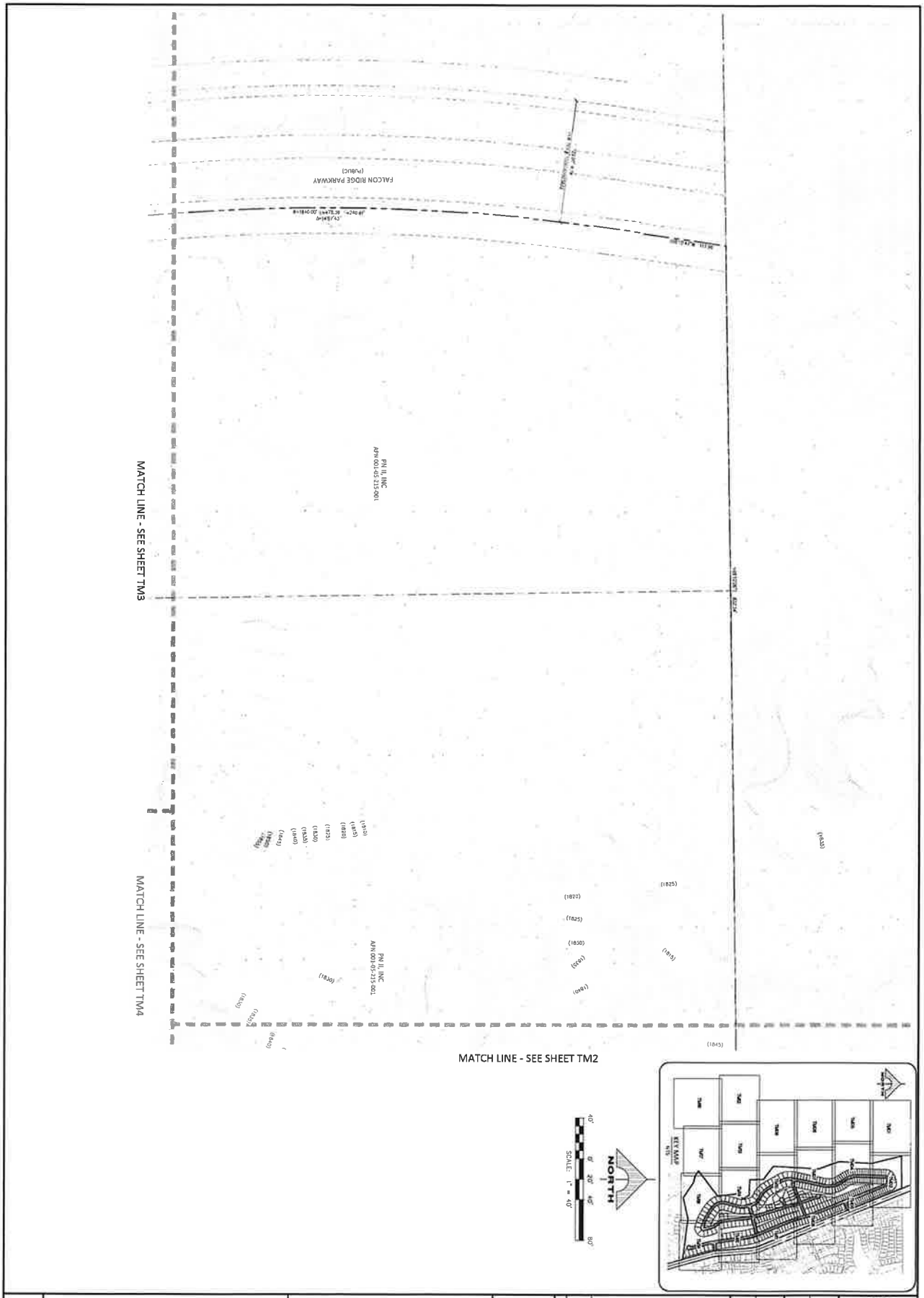
WATER:	VIRGIN VALLEY WATER DISTRICT 500 RIVERSIDE ROAD MESQUITE, NEVADA 89027 (702) 346-5721
SEWER:	CITY OF MESQUITE SANITATION DEPARTMENT 10 EAST MESQUITE BOULEVARD MESQUITE, NEVADA 89027 (702) 346-5295
TELEPHONE:	RELIANCE CONNECTS 61 WEST MESQUITE BOULEVARD MESQUITE, NEVADA 89027 (702) 346-0500
POWER:	OVERTON POWER DISTRICT NO. 5 731 TURTLEBACK ROAD MESQUITE, NEVADA 89024 (702) 346-5710
DISPOSAL:	VIRGIN VALLEY DISPOSAL 501 RIVERSIDE ROAD MESQUITE, NEVADA 89027 (702) 346-5298
GAS:	SOUTHWEST GAS 6335 SPRATZ S HILL LAS VEGAS, NEVADA 89115 (877) 860-6020

GCW, INC. — ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: (702) 804-2000
F: (702) 804-2799
gcwengineering.com

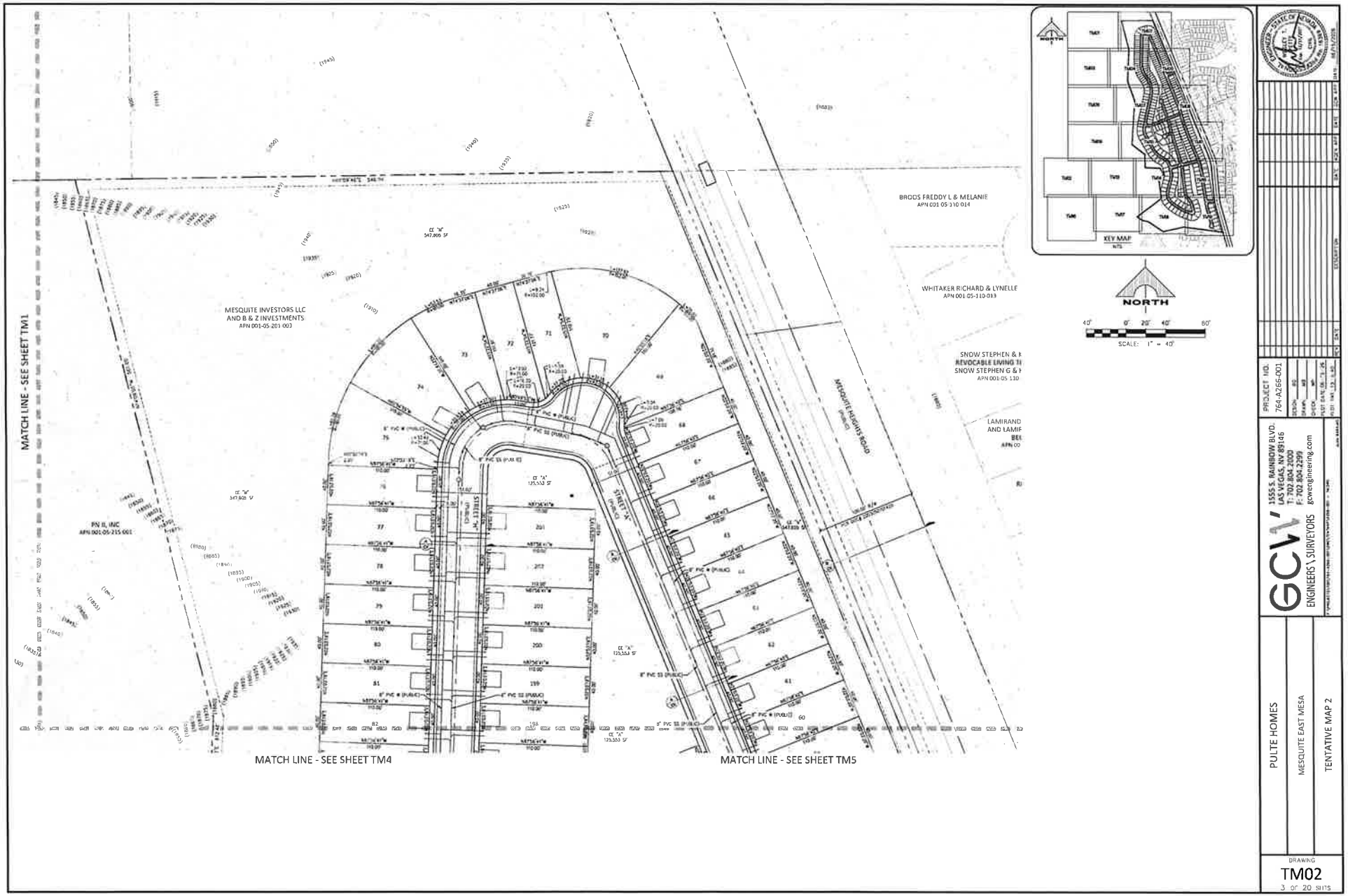
PROJECT NO. 764-A266-001

PULTE HOMES
MESQUITE EAST MESA
COVER SHEET

DRAWING
CV
1 OF 20 SHTS



TM1	PULTE HOMES	GCW ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcwengineering.com	PROJECT NO. 764-A266-001	
DRAWING 2 OF 20 SHTS	MESQUITE EAST MESA			DESIGN: RC DRAWN: MB CHECK: MP PLOT DATE: 06-19-18 PLOT TIME: 13:13:56	
	TENTATIVE MAP 1			REV. DATE DESCRIPTION DATE ADD'N APP DATE SUB APP DATE	



GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702 804 2290
F: 702 804 2299
gcwengineering.com
ENGINEERS \ SURVEYORS

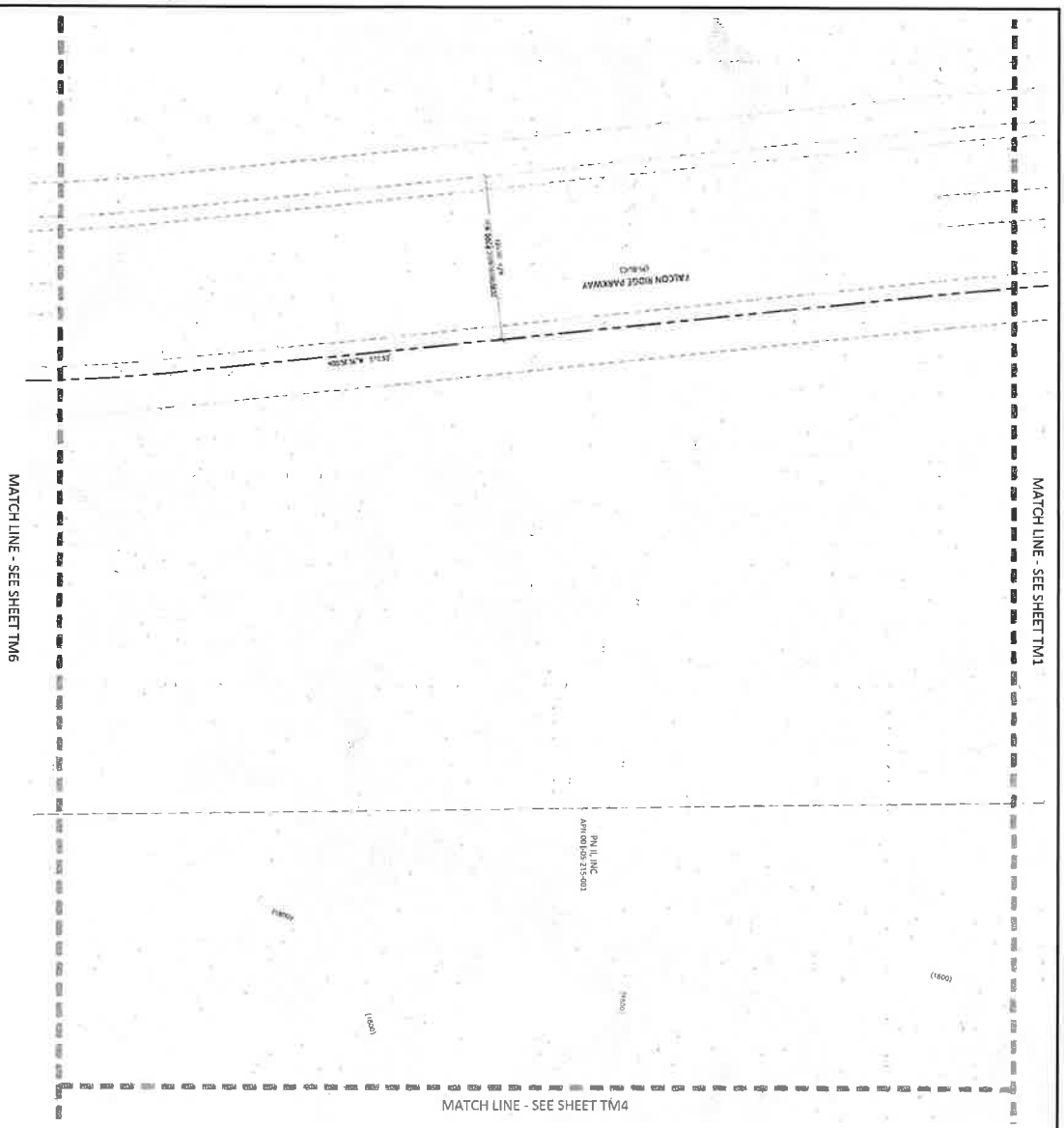
PROJECT NO.
764-A266-001

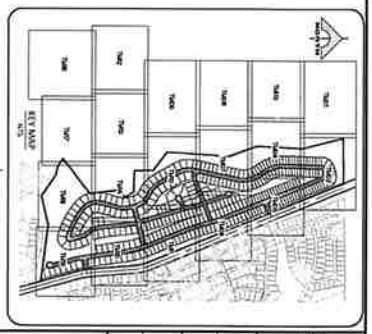
PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 2

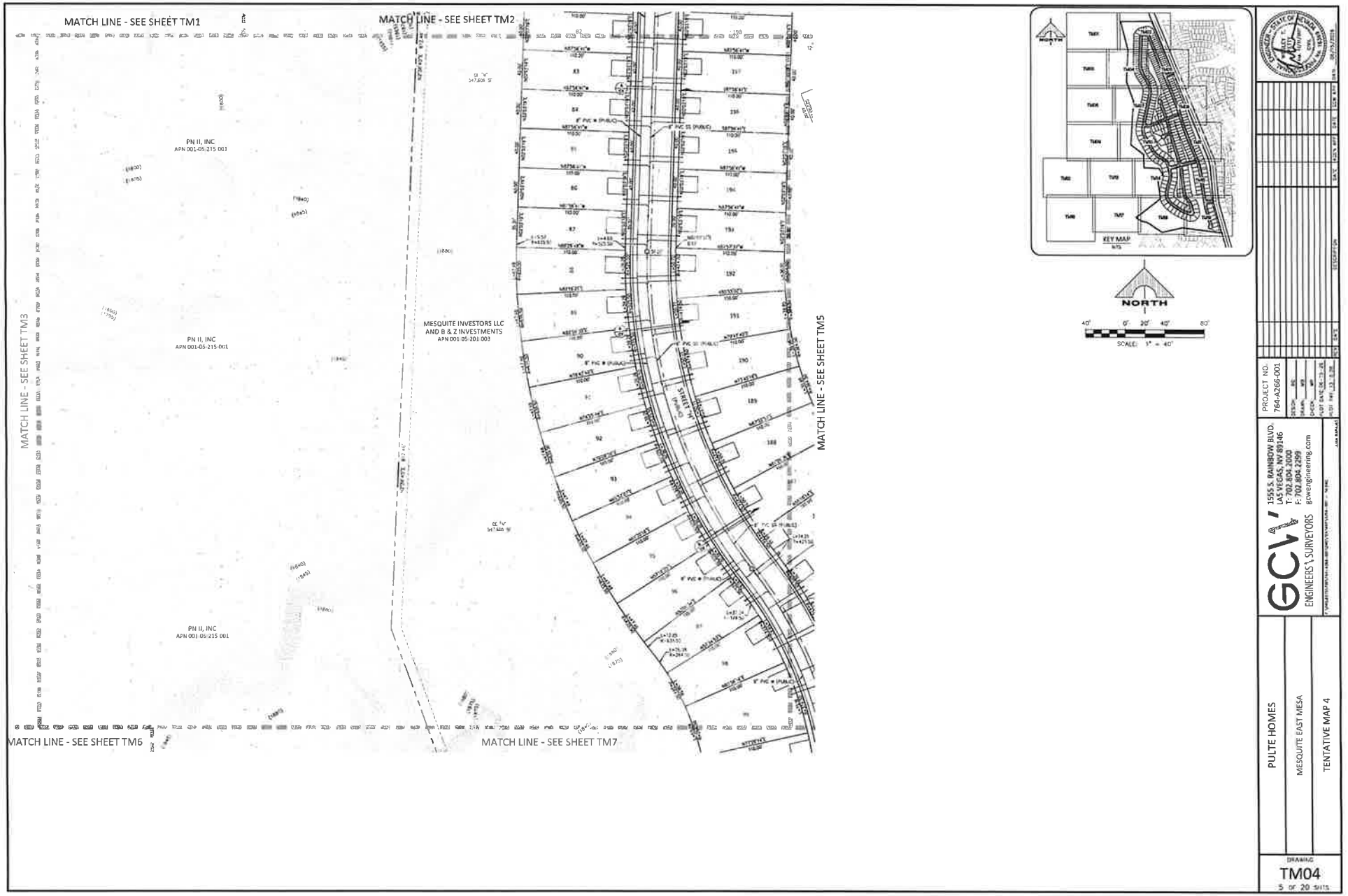
DRAWING
TM02
3 OF 20 SHTS





SCALE: 1" = 40'
40' 0' 20' 40' 80'
NORTH

PULTE HOMES	GCW ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcwengineering.com	PROJECT NO. 764-A266-001		DRAWING TM03 4 OF 20 Sheets
MESQUITE EAST MESA					
TENTATIVE MAP 3					


MATCH LINE - SEE SHEET TM1
MATCH LINE - SEE SHEET TM2
MATCH LINE - SEE SHEET TM3
MATCH LINE - SEE SHEET TM5
MATCH LINE - SEE SHEET TM6
MATCH LINE - SEE SHEET TM7
PN II, INC
APN 001-05-215-001
MESQUITE INVESTORS LLC
AND B & Z INVESTMENTS
APN 001-05-201-003
KEY MAP
NORTH
SCALE: 1" = 40'
PULTE HOMES
MESQUITE EAST MESA
TENTATIVE MAP 4
GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2290
F: 702.804.2299
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ENGINEERS \ SURVEYORS
PROJECT NO.
764-A266-001
DRAWING
TM04
5 OF 20 SHTS



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ENGINEERS \ SURVEYORS

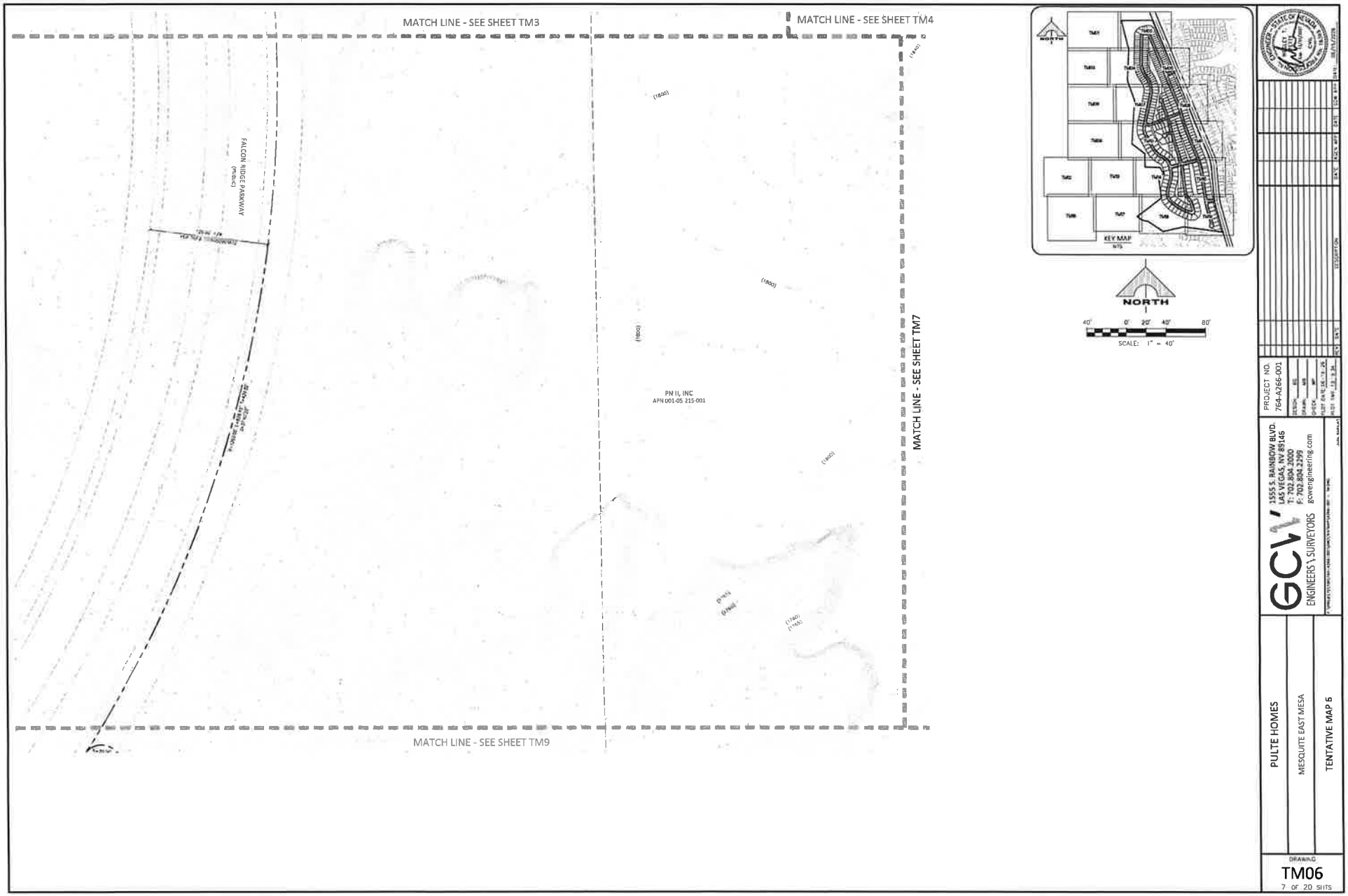
PROJECT NO.
764-A266-001

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 5

DRAWING
TM05
5 OF 20 SHTS



PULTE HOMES

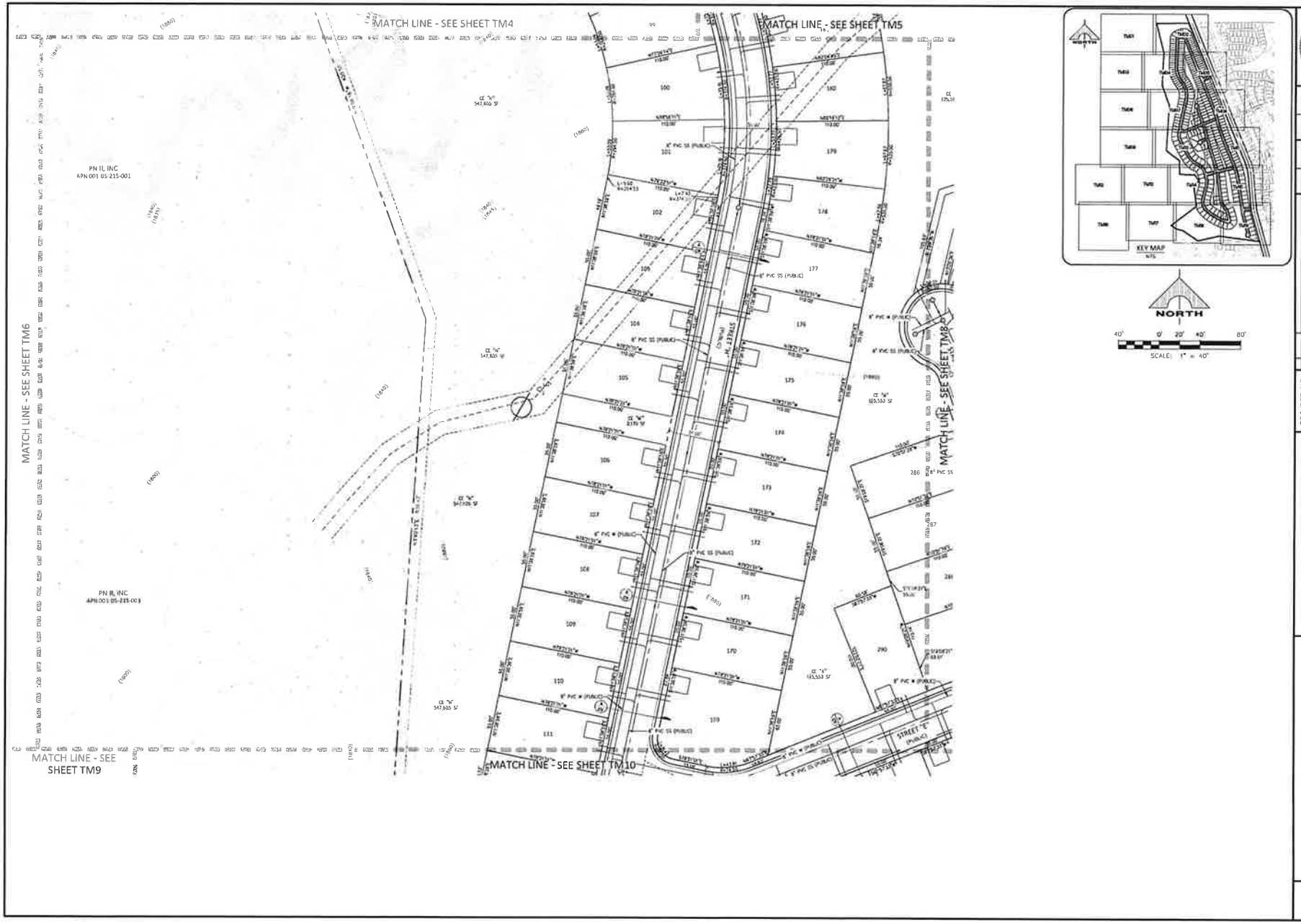
MESQUITE EAST MESA

TENTATIVE MAP 6

DRAWING
TM06
7 OF 20 SHTS

PROJECT NO.
764-A266-001

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2290
F: 702.804.2299
gcwengineering.com



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gcwengineering.com
ENGINEERS \ SURVEYORS

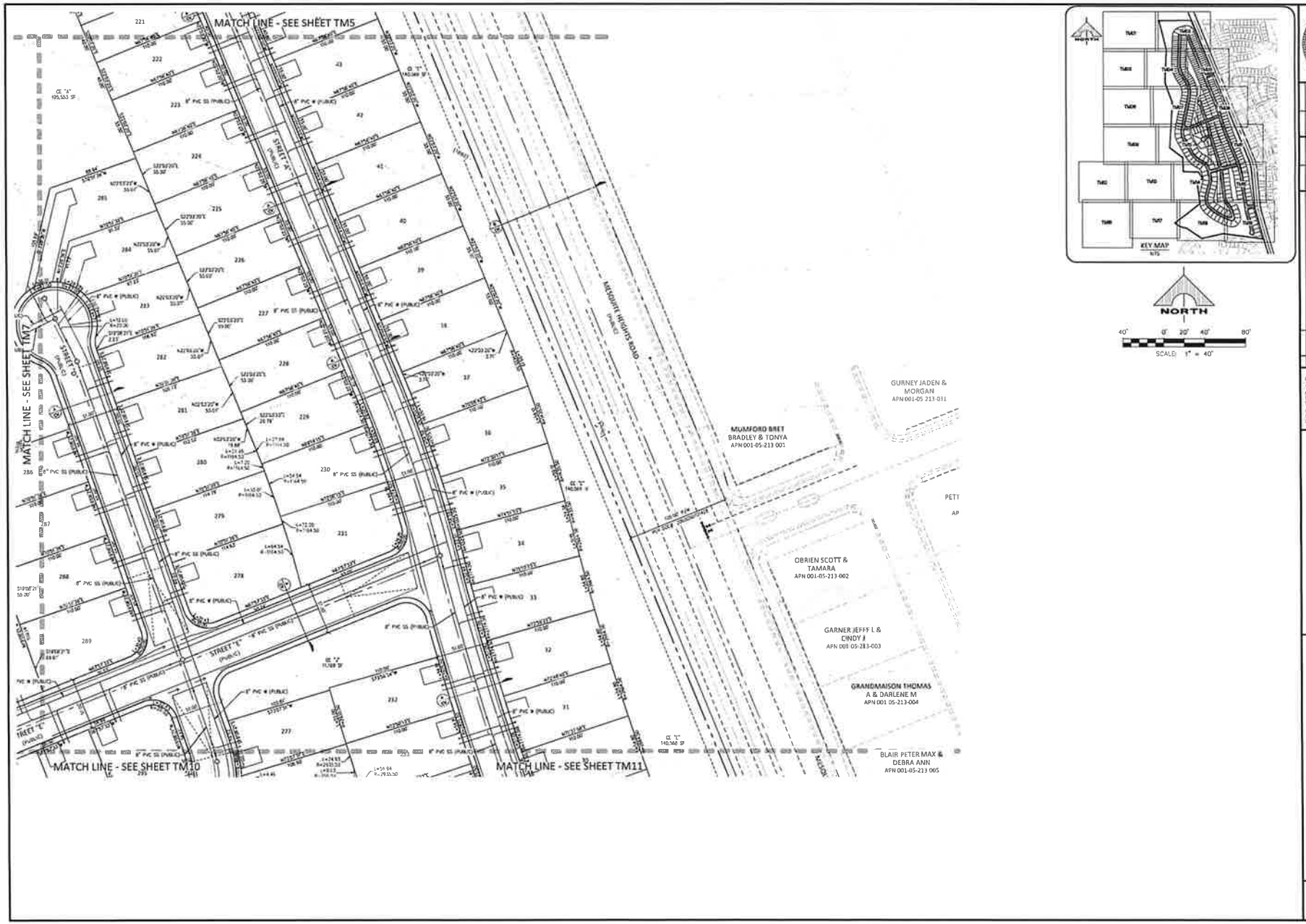
PROJECT NO.
764-A266-001

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 7

DRAWING
TM07
8 OF 20 SHTS



GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS

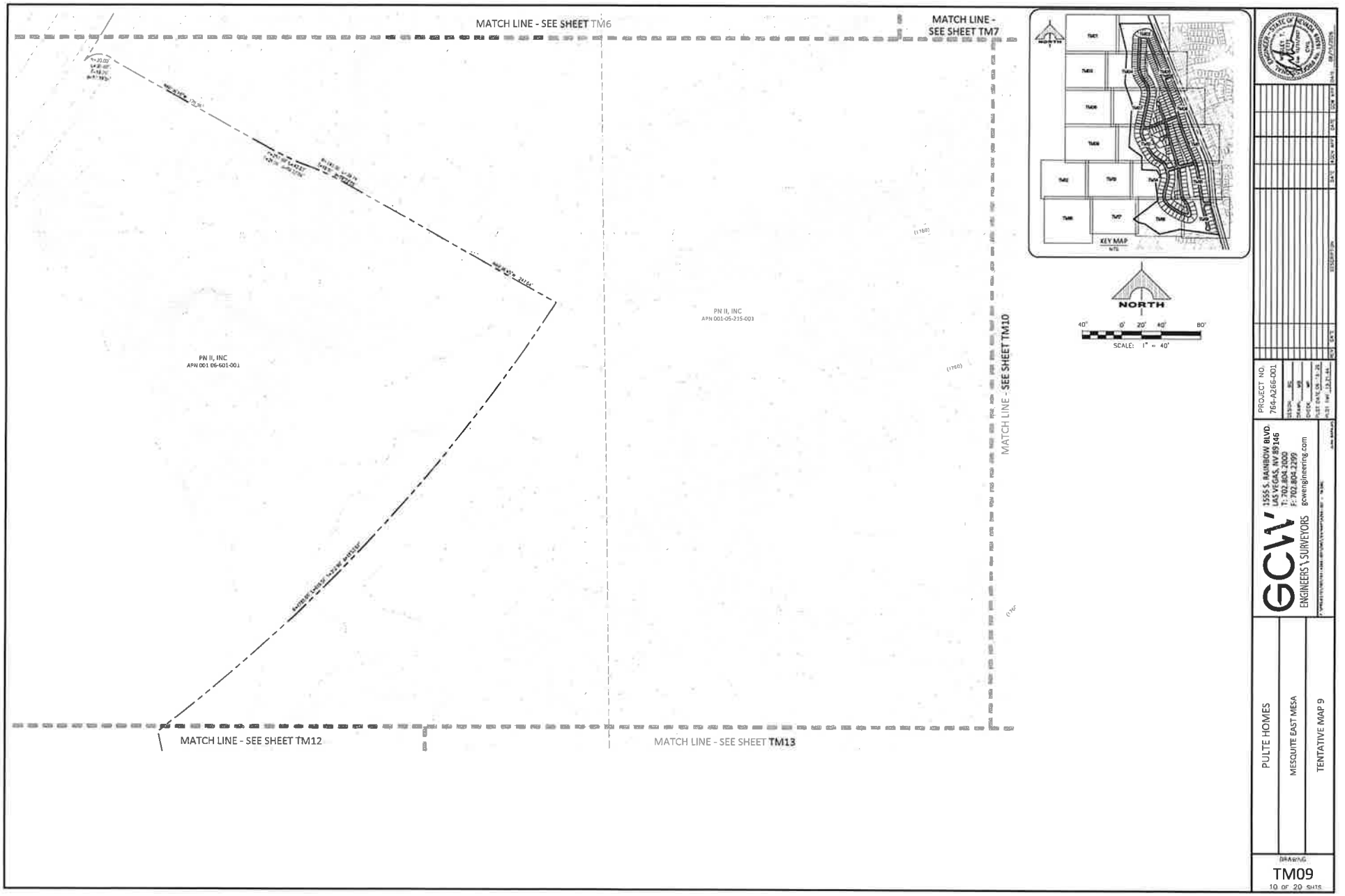
PROJECT NO.
764-A266-001

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 8

DRAWING
TM08
9 OF 20 SHTS



PULTE HOMES

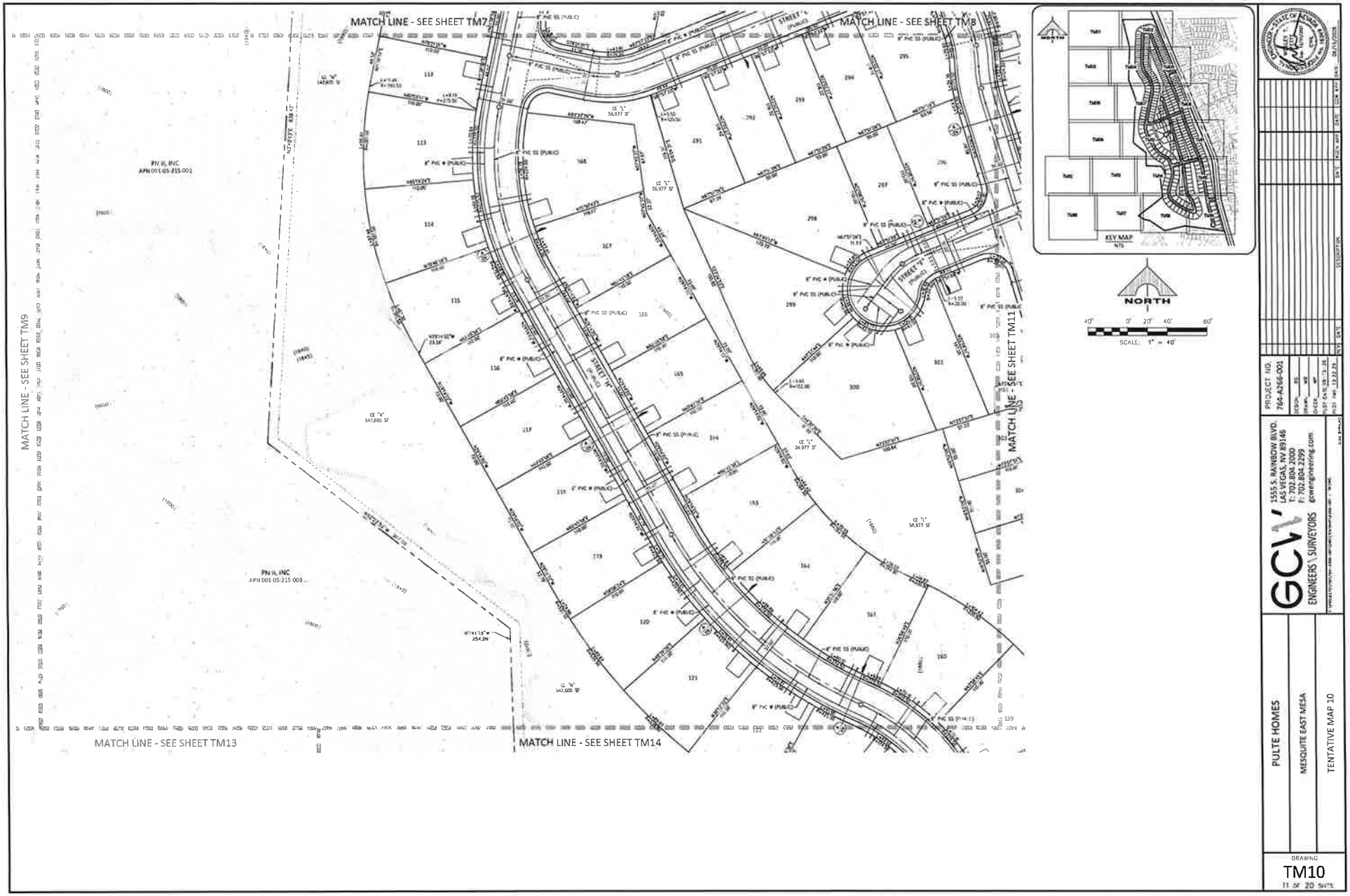
MESQUITE EAST MESA

TENTATIVE MAP 9

PROJECT NO.
764-A266-001

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

DRAWING
TM09
10 OF 20 SHTS


MATCH LINE - SEE SHEET TM7
MATCH LINE - SEE SHEET TM8
MATCH LINE - SEE SHEET TM9
MATCH LINE - SEE SHEET TM11
MATCH LINE - SEE SHEET TM13
MATCH LINE - SEE SHEET TM14
PN II, INC
APN 001-05-215-001
PN II, INC
APN 001-05-215-001
KEY MAP
NORTH
SCALE: 1" = 40'
PULTE HOMES
MESQUITE EAST MESA
TENTATIVE MAP 10
DRAWING
TM10
11 OF 20 SHTS
PROJECT NO.
764-A266-001
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1555 S. RAINBOW BLVD.
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gcwengineering.com
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PROJECT NO.
764-A266-001

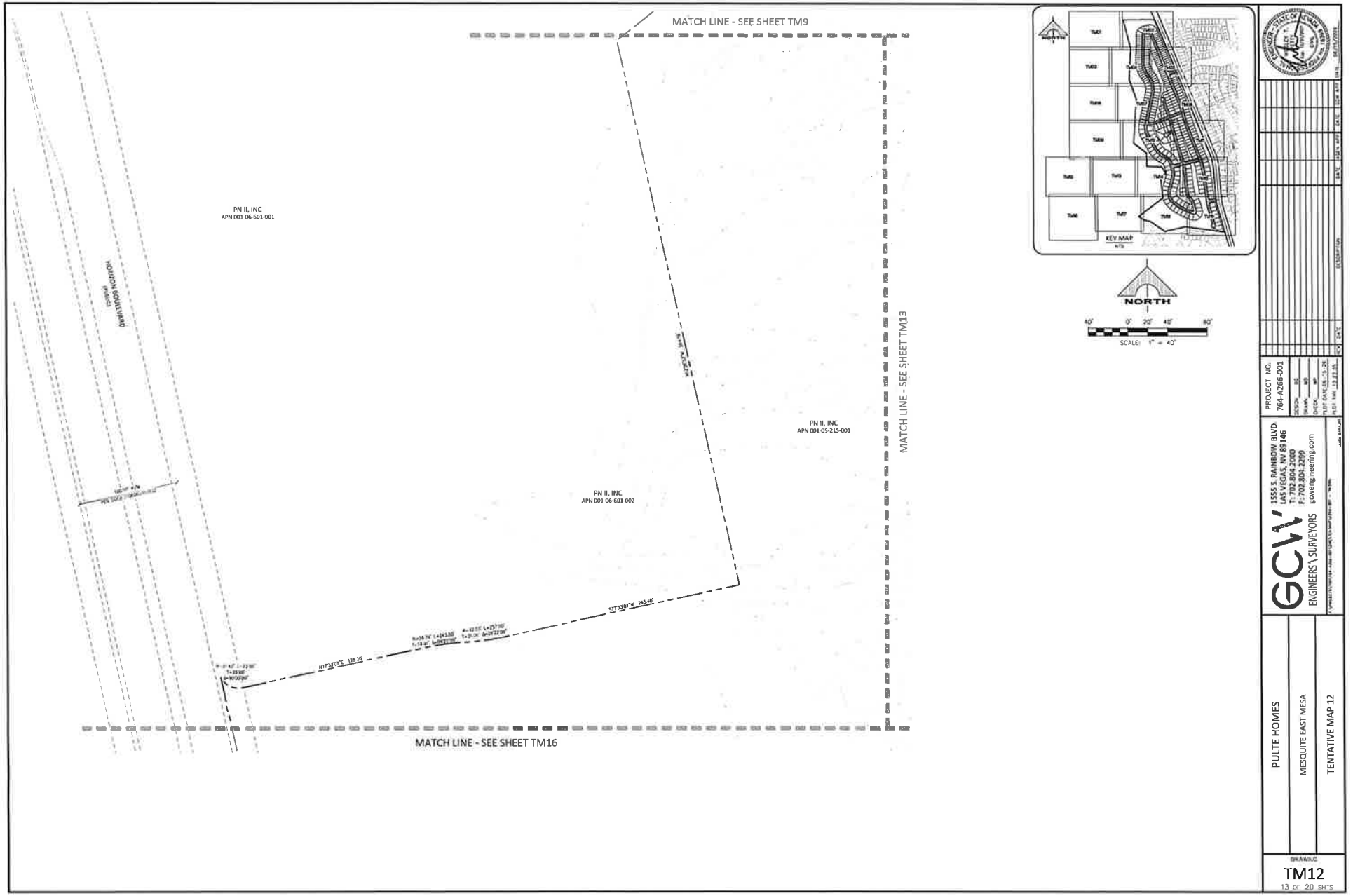
GCW ENGINEERS \ SURVEYORS
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LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 11

DRAWING
TM11
12 OF 20 SHTS



PULTE HOMES

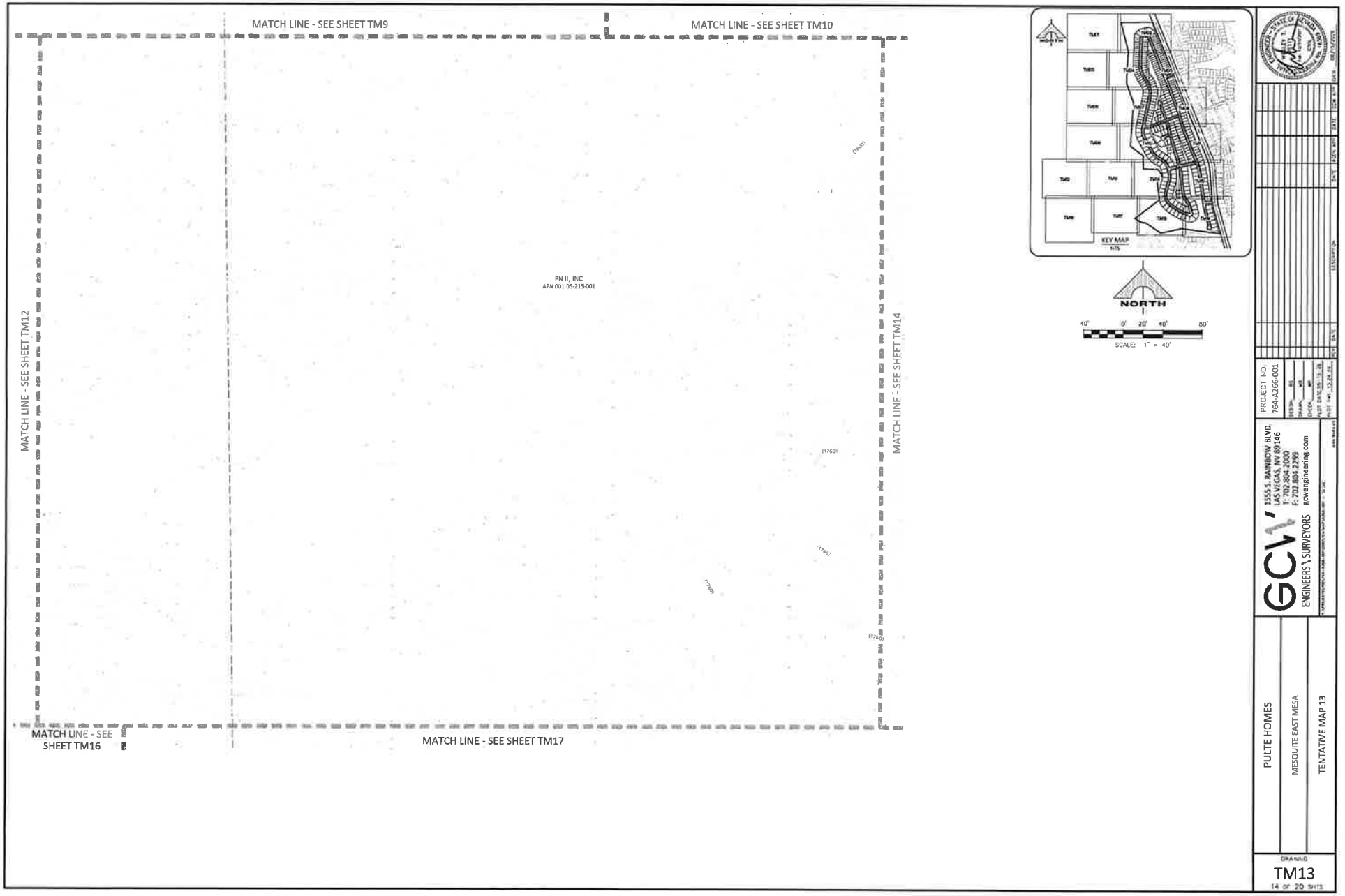
MESQUITE EAST MESA

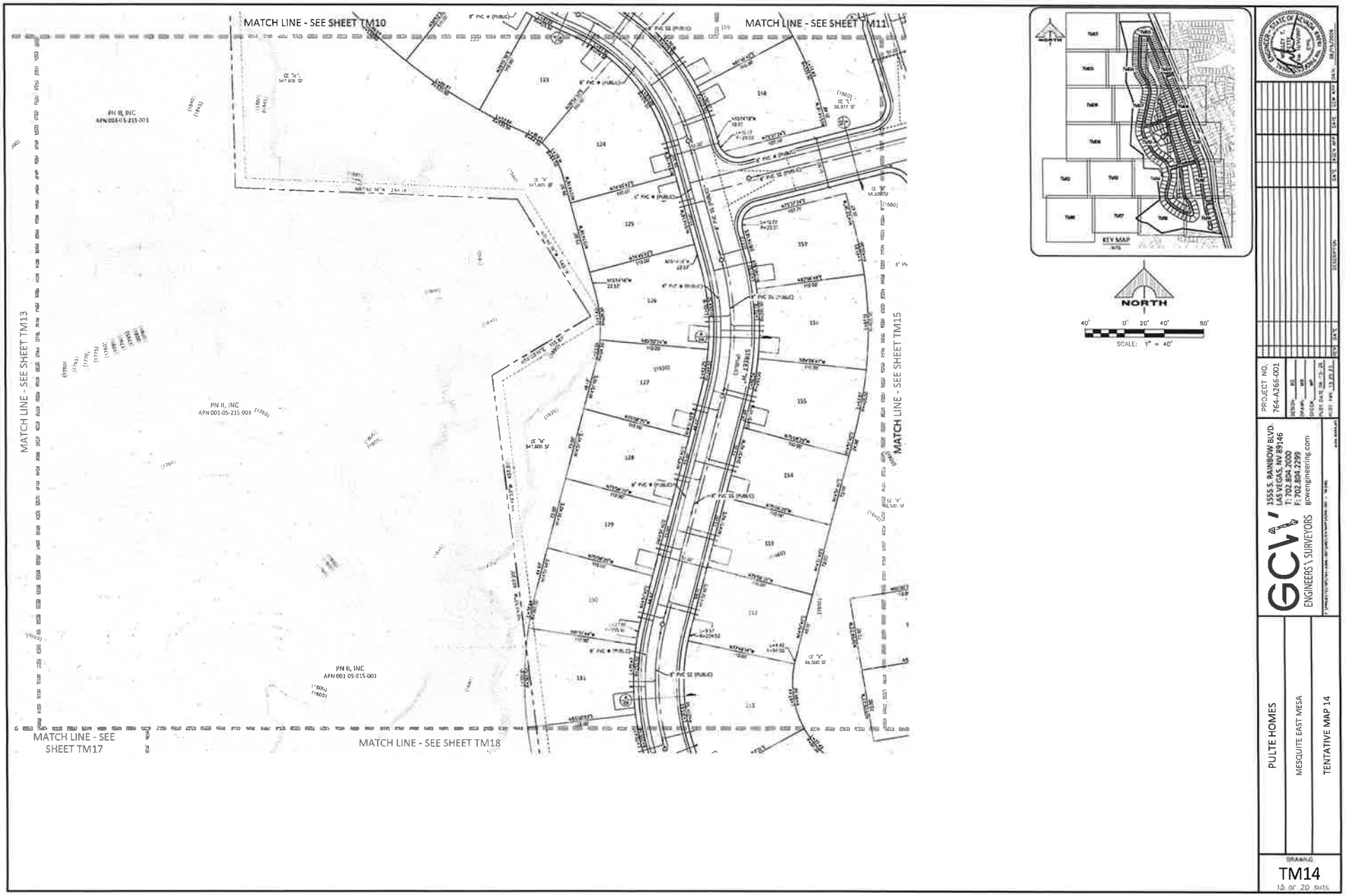
TENTATIVE MAP 12

DRAWING
TM12
13 OF 20 SHTS

PROJECT NO.
764-A266-001

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1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com


MATCH LINE - SEE SHEET TM9
MATCH LINE - SEE SHEET TM10
MATCH LINE - SEE SHEET TM12
MATCH LINE - SEE SHEET TM14
MATCH LINE - SEE SHEET TM16
MATCH LINE - SEE SHEET TM17
PN II, INC
APN 001 05-215-001
KEY MAP
NTS
NORTH
40' 0' 20' 40' 80'
SCALE: 1" = 40'
PROJECT NO.
764-A266-001
GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS
PULTE HOMES
MESQUITE EAST MESA
TENTATIVE MAP 13
DRAWING
TM13
14 OF 20 SHTS



GCV
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcvengineering.com
ENGINEERS \ SURVEYORS

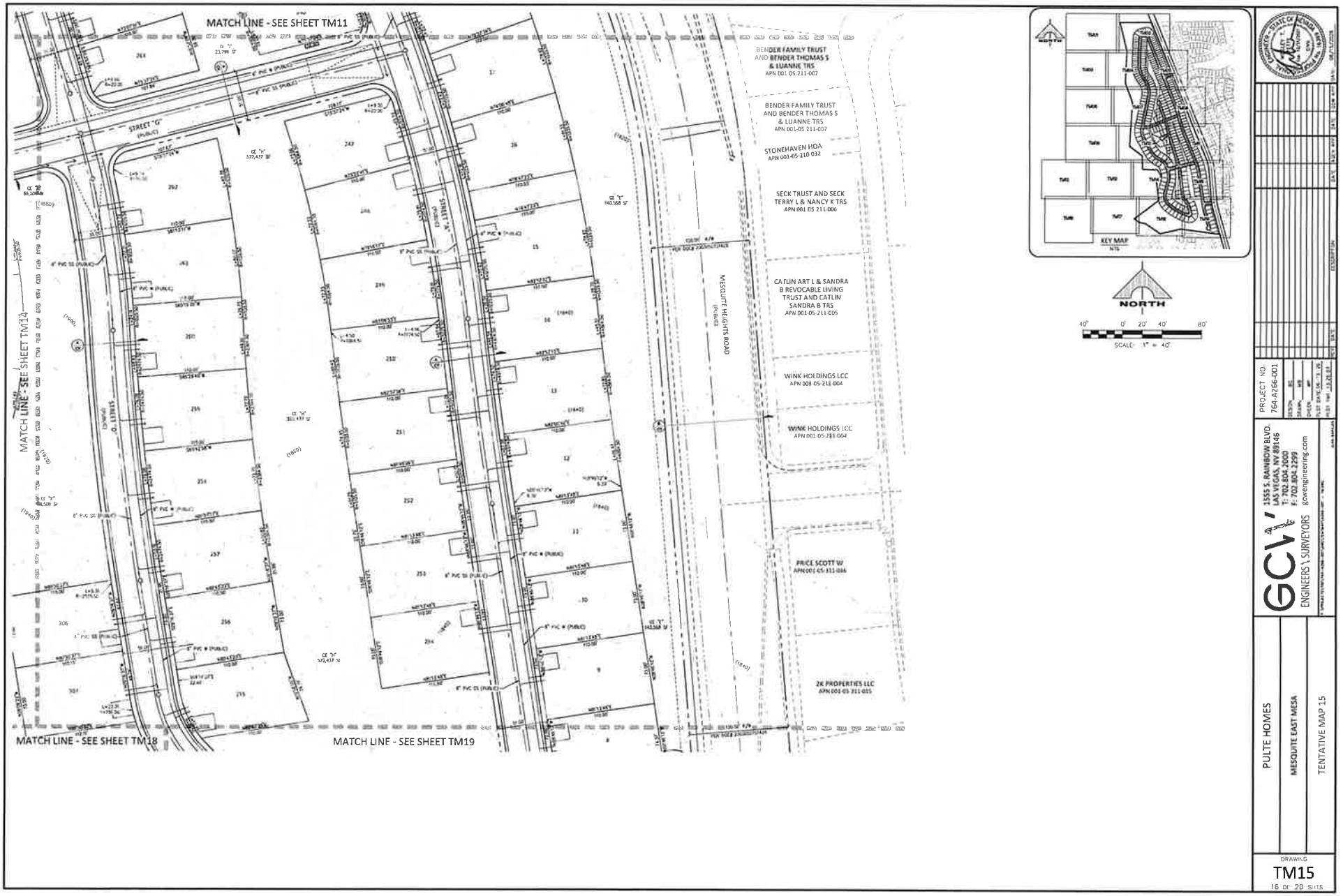
PROJECT NO.
764-A266-001

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 14

DRAWING
TM14
15 OF 20 SHTS



GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS

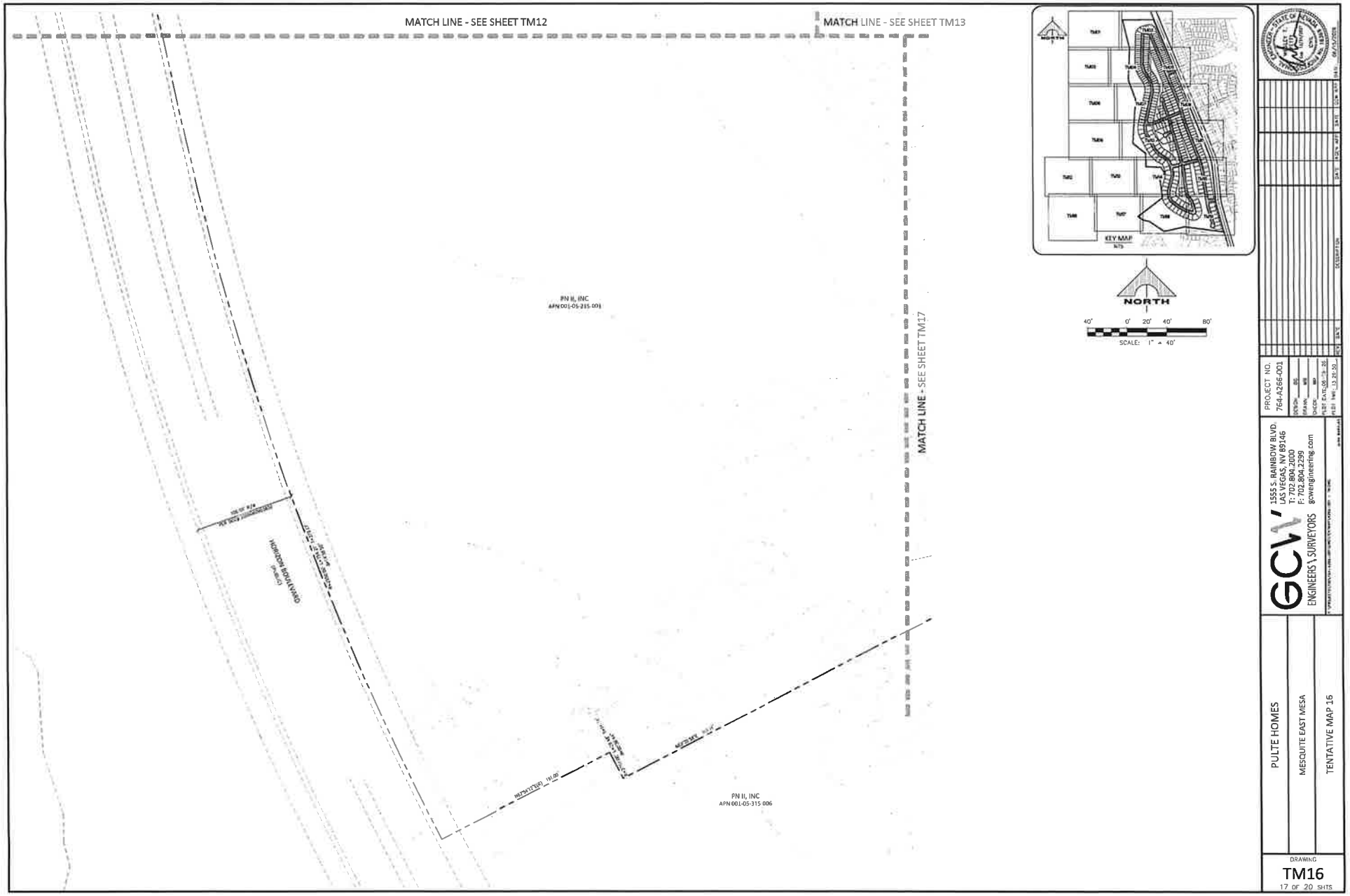
PROJECT NO.
764-A266-001

PULTE HOMES

MESQUITE EAST MESA

TENTATIVE MAP 15

DRAWING
TM15
15 OF 20 SHTS



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ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

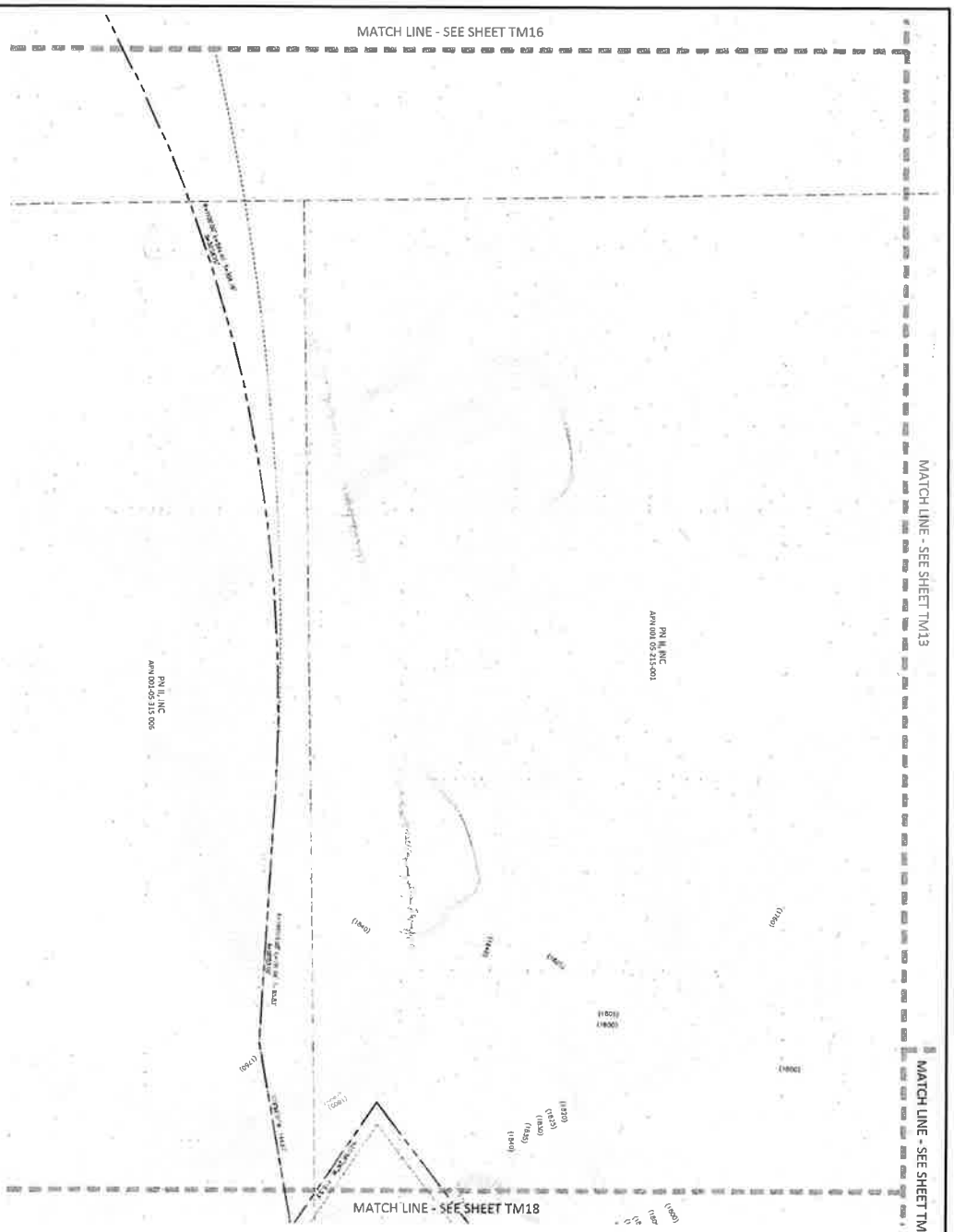
PROJECT NO.
764-A266-001

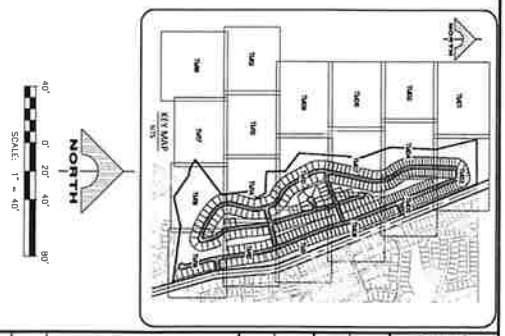
PULTE HOMES

MESQUITE EAST MESA

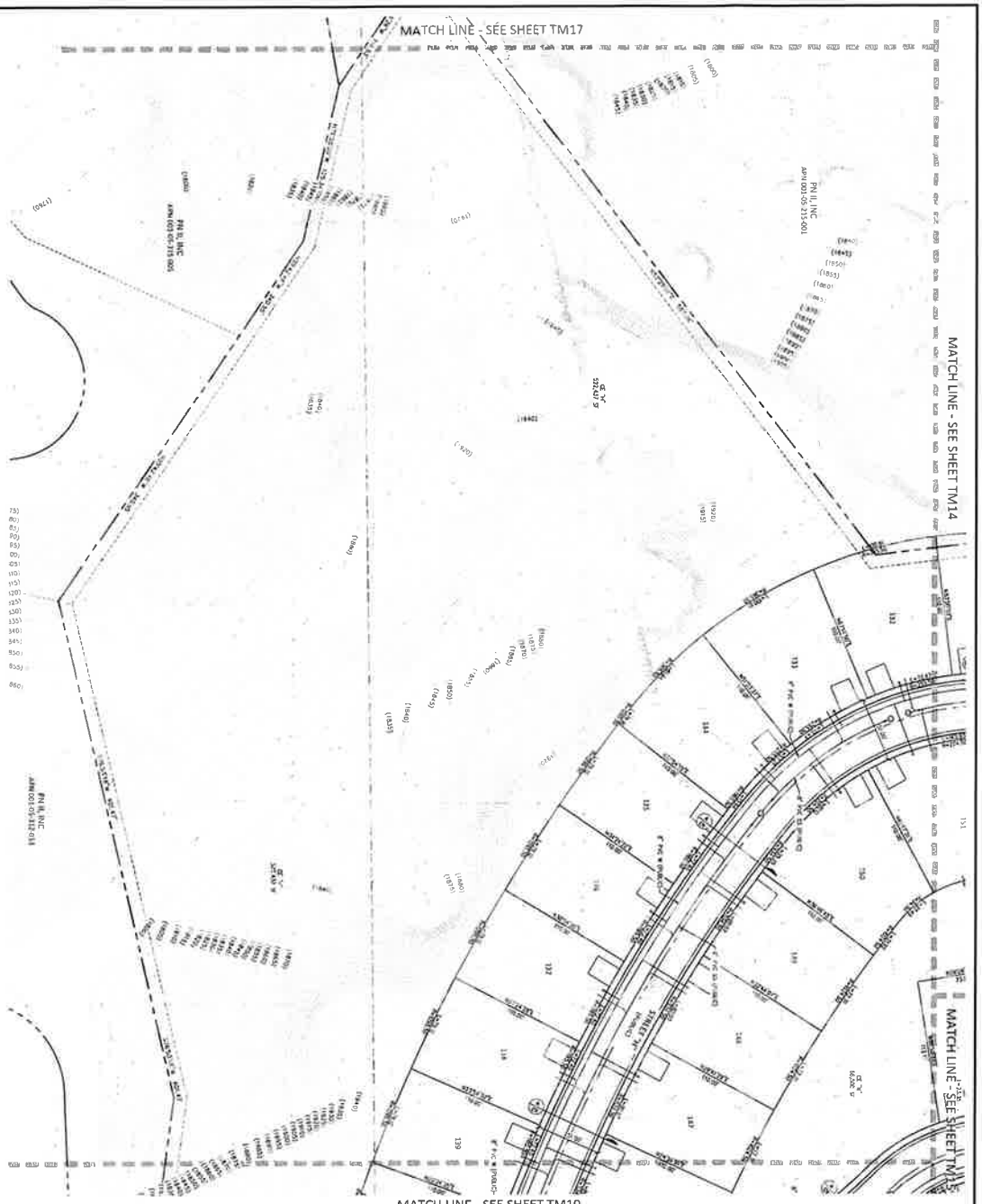
TENTATIVE MAP 16

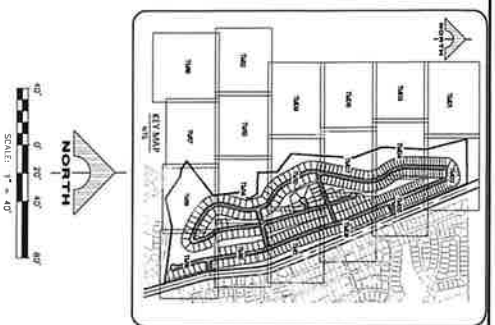
DRAWING
TM16
17 OF 20 SHTS





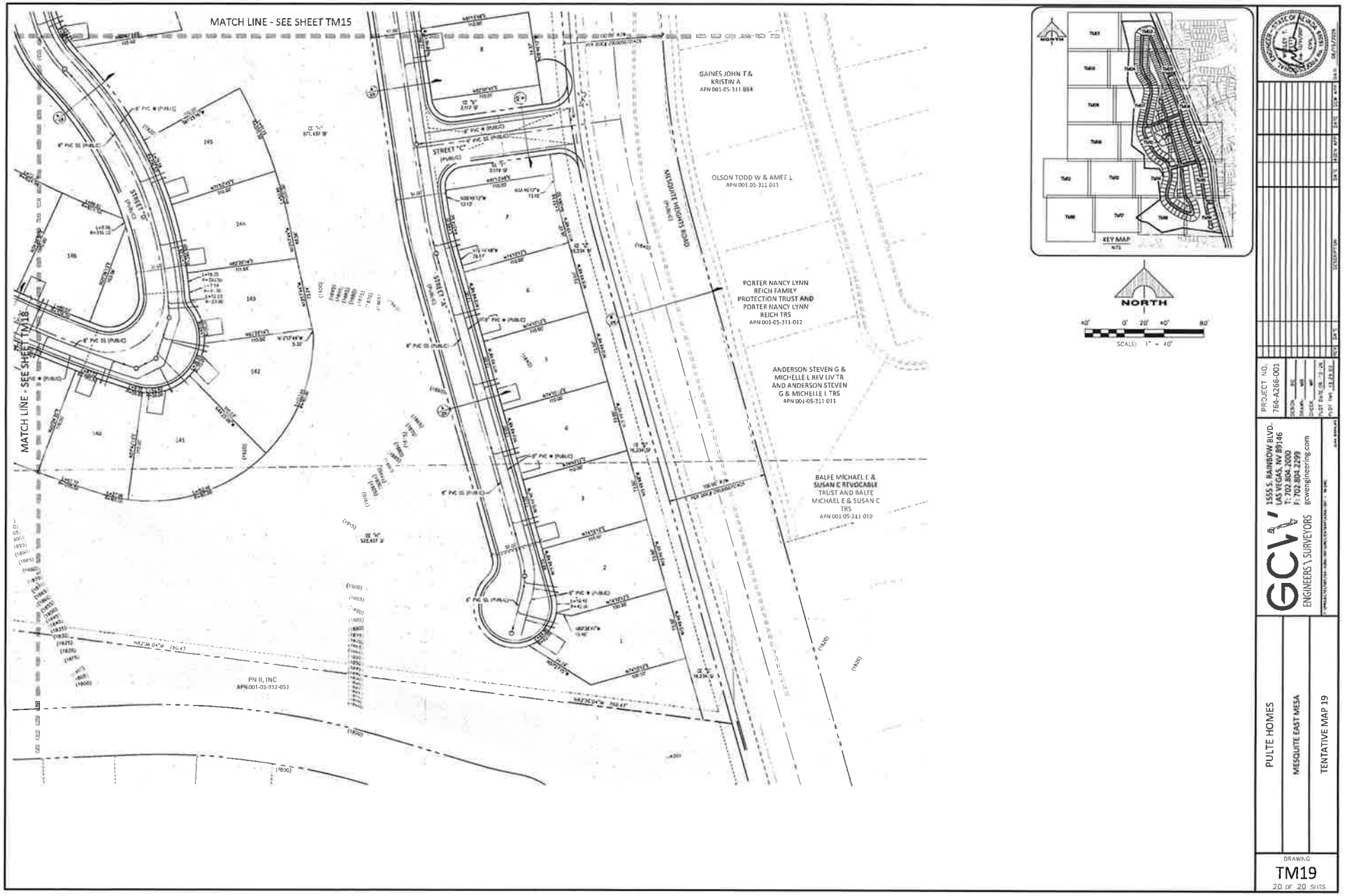
DRAWING TM17 18 OF 20 SHTS	PULTE HOMES MESQUITE EAST MESA TENTATIVE MAP 17	GCW ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcwengineering.com	PROJECT NO. 764-A266-001 DESIGN: RG DRAWN: MB CHECK: MP PLOT DATE: 08-15-25 PLOT TIME: 13:20:24	NO. DATE DESCRIPTION DATE DESIGN APP DATE DRAW APP DATE 08/15/2025





PULTE HOMES	GCW ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcwengineering.com	PROJECT NO. 764-A266-001		
MESQUITE EAST MESA			DESIGN: MC		
TENTATIVE MAP 18			DRAWN: MB		
			CHECK: MP		
			PLOT DATE: 04-13-26		
			PLOT TIME: 13:28:19		

DRAWING TM18 19 OF 20 SHTS



PULTE HOMES

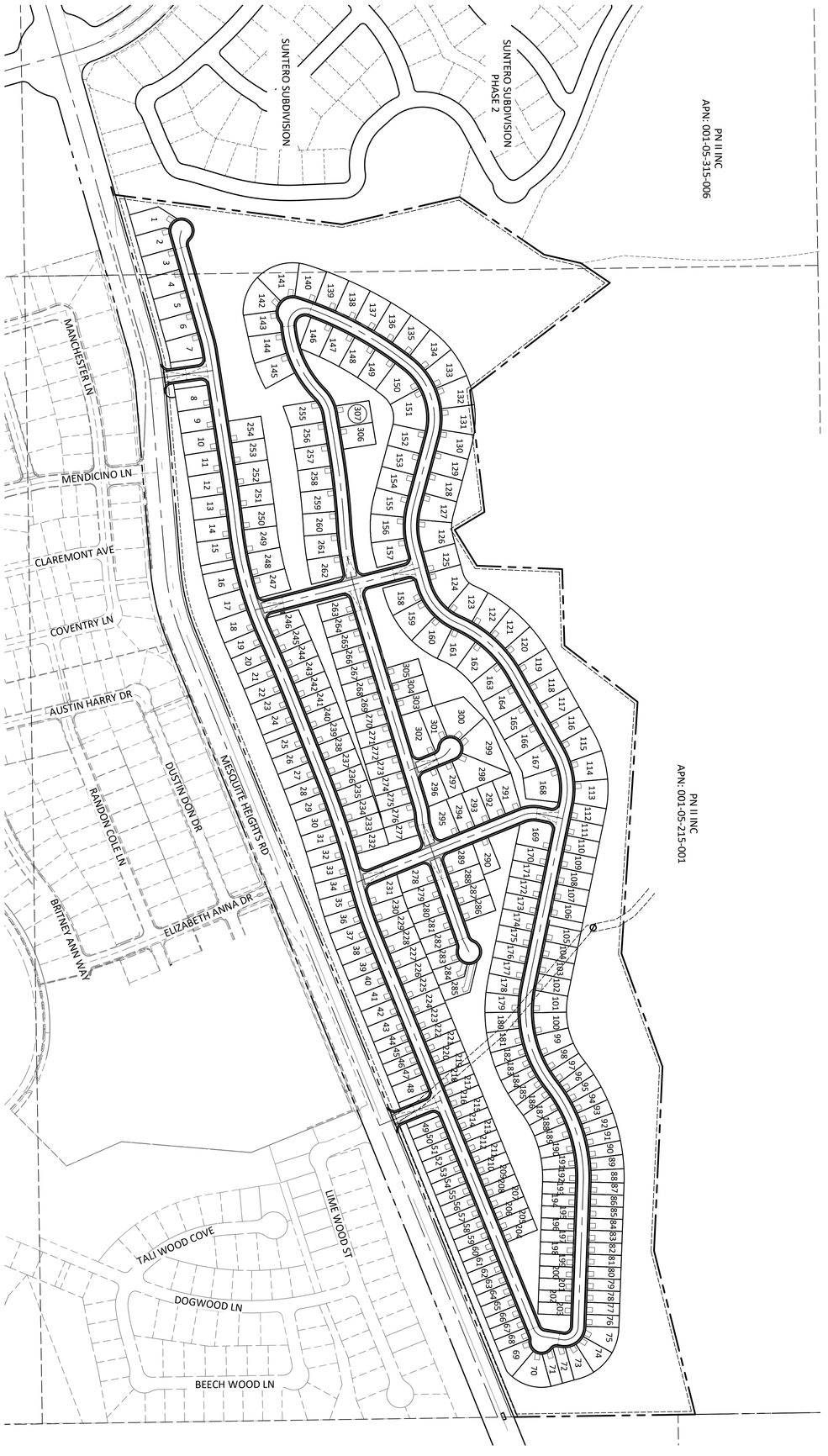
MESQUITE EAST MESA

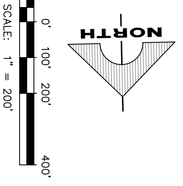
TENTATIVE MAP 19

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO.
764-A266-001

DRAWING
TM19
20 OF 20 SHTS





DRAWING SP 1 OF 1 SHTS	PULTE HOMES MESQUITE EAST MESA SITE PLAN	GCW ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcwengineering.com	PROJECT NO. 764-A266-001											
		F:\PROJECTS\700\764-A266-001\DWG\TENTMAP\A266-001 - SP.DWG		DESIGN: BG DRAWN: MB CHECK: WP PLOT DATE: 06-15-26 PLOT TIME: 13:32:28											
		JUAN BARAJAS		REV.	DATE	DESCRIPTION		DATE	AGEN APP	DATE	GCW APP	DATE: 06/15/2026			

PROFESSIONAL ENGINEER - STATE OF NEVADA
WESLEY T. BETTY
No. 16369
EXP. 12/31/2027
CIVIL

Est. 1935

P.O. Box 395 / 615 N. Moapa Valley Blvd. Overton, NV 89040
702-397-2512 Fax: 702-397-2583

June 17, 2026

GCW Engineering
Attn: Marissa Francisco
1555 S Rainbow Blvd
Las Vegas, NV 89146-2903

Re: Mesquite East Mesa Subdivision, Mesquite NV. APN: 001-05-201-003

Dear Marissa;

Regarding your request dated June 16, 2026; Overton Power District No.5 (OPD5) recognizes your request for service at the Mesquite East Mesa Subdivision project located at approximately Mesquite Heights Road and Canyon Crest Blvd in Mesquite, Nevada. Tentatively, this residential project will consist of a total of three hundred seven (307) residential single-family homes and fourteen (14) common areas. The APN number associated with this project is APN: 001-05-201-003.

After reviewing the site plan provided, OPD5 commits to working with you to provide electric service to your project under OPD5's normal rules and regulations. In the future, you will be required to provide OPD5 with voltage, load, and phasing information for each desired meter location.

You will be required to provide a final map, approved by the City of Mesquite, in addition to the other information specified herein for OPD5 to design and engineer the project. OPD5 engineers will develop a cost estimate of fees, and its associated share of equipment, labor and material costs required for the project.

If you have any questions or concerns, please feel free to contact me Tuesday through Friday at (702) 345-1108 or bevans@opd5.com. Additional information may also be found on www.opd5.com

Sincerely,

Boyd Evans
Engineering Supervisor – Virgin Valley
bevans@opd5.com
OPD5

BE / bl

RIO VIRGIN
TELEPHONE & CABLEVISION 61 W. Mesquite Blvd, Mesquite, Nevada 89027 Phone 702 346 5211 Fax 702 346 5216

June 16, 2026

GCW Engineering
1555 S Rainbow Blvd.
Las Vegas Nevada 89146

Pursuant to your request this correspondence will confirm that in accordance with our Tariffs and Policy's (see attached). Rio Virgin Telephone Company can provide telephone To Pulte Homes APN 001-05-215-001, located in Mesquite Nevada.

Developments such as this, we require the developer to provide us with a copy of the onstruction drawings 60 days prior to the beginning of construction. Based on your drawings we will develop a distribution plan for telephone facilities. The developer is required to provide or pay for the purchase and placement of all conduits, pull boxes, and handholes located on the development property. We will provide and place the required distribution cable and closures.

We are looking forward to working with you on this project. If any further information is required please feel free to contact me, at the number listed above.

Sincerely,

Josh Tietjen

Josh Tietjen, Area Manager
Rio Virgin Telephone & CableVision

cc: Joseph Weidenbach, Engineer
City of Mesquite

1. Developer must provide Rio Virgin Telephone Company with a copy of the site plan showing the location of other underground utilities, including, power, not later than 30 days prior to the date such plans are put out to bid or at least 60 days prior to the start of construction on the project.

2. Rio Virgin will develop a telephone conduit distribution plan within the development, showing the location, type and size of conduit, vaults, handholes etc. required on the project. This plan will be given to the developer within 2 weeks after the plans are received by Rio Virgin.

3. The developer will purchase and place all conduit, vaults, handholes, etc. specified by Rio Virgin within the project. All materials used will be the same or equivalent as those specified by Rio Virgin. Rio Virgin will be called daily to inspect and approve all facilities installed before they are covered up.

4. All facilities will be installed in accord with all applicable codes and standards. A minimum of 36" of cover to sub grade and a minimum of 12" separation will be maintained between telephone facilities (conduit, etc.) and all other buried utilities. Conduits will be stubbed up and facilities placed in such a manner that they will not interfere with or be interfered with by other utilities, property lines, sidewalks, driveways, etc. All conduits extended to property lot lines will have location marks placed for future location. All conduits should be capped to prevent debris falling into conduit.

5. Rio Virgin will provide and place all cable, pedestals, terminals, splice cases, etc. required throughout the project. Wiring of buildings or homes is not included. Rio Virgin will contract with the Developer to provide or place any of the facilities the Developer is responsible for, at his option.

VIRGIN VALLEY
DISPOSAL & RECYCLING

Serving the Surrounding Area for Over 25 Years!!!
Disposal ◆ Landfill ◆ Recycling

June 17, 2026

GCW Engineers / Surveyors
Attention: Marissa Francisco
600 Hardy Way
Mesquite, NV 89027

RE: Mesquite East Mesa Subdivision

Dear Marissa,

Thank you for reaching out regarding the **Mesquite East Mesa Subdivision**. We appreciate the opportunity and look forward to meeting all of your refuse service needs.

This "Will Serve" letter serves as confirmation that, subject to the attached requirements, Virgin Valley Disposal, Inc. can and will provide disposal services to the **Mesquite East Mesa Subdivision**, located in **on the west side of Mesquite Heights Rd., APN: 001-05-201-003, just north of Canyon Crest Ave.**

Please note that our residential service is provided using fully automated side-load disposal trucks. These vehicles require adequate space to safely maneuver through the subdivision, including the ability to turn around completely.

We look forward to working with you on this project. If you have any questions or need further assistance, feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. and 3:00 p.m.

Respectfully,

Ben K. Davis
Virgin Valley Disposal, Inc.
bdavis@vvdisposal.com

VIRGIN VALLEY
DISPOSAL & RECYCLING

June 17, 2026

GCW Engineers / Surveyors
Attention: Marissa Francisco
600 Hardy Way
Mesquite, NV 89027

RE: Mesquite East Mesa Subdivision

1. If any changes are made at **Mesquite East Mesa Subdivision**, another will-serve letter will be required.
2. The owner(s) should be notified that they will be responsible to roll the containers to a public access road to be serviced.
3. All units must have a garage or a backyard to store container between pickups.
4. We will need to have access to **Mesquite East Mesa Subdivision**, if and when a gated community goes into effect and provided with two (2) AVI-X-911 transmitters.
5. If islands are located in streets, a minimum of 20 feet between curb and island is required.
6. At the end of all phases, a turn around with a minimum of compacted type 2 base is required, to allow for our trucks to turn around. This must be to City standards. You will need to show a temporary turn around at the end of all phase lines.

We are looking forward to working with you on this project. If I can be of any additional help, please feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. to 3:00 p.m.

Respectfully,

Ben K. Davis
Virgin Valley Disposal, Inc.

PUBLIC WORKS DEPARTMENT
Travis H. Anderson P. E.
10 East Mesquite Boulevard
Mesquite, Nevada 89027
702.346.5237
tanderson@mesquitenv.gov

June 16, 2026

GCW
Attn: Marissa Francisco
1555 South Rainbow Boulevard
Las Vegas NV 89146

Re: Sanitary Sewer Services for **Mesquite East Mesa**

The Mesquite Sanitation District will provide Sanitary Sewer Services for the proposed project known as: **Mesquite East Mesa** which will include 307 Residential Lots located off of Mesquite Heights Road within the City of Mesquite, Nevada.

This commitment will be for a period of one year commencing on June 16, 2026 and expiring on June 16, 2027.

Respectfully,

Travis H. Anderson, P. E., Public Works Director

cc: City of Mesquite Development Services
SNHD

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Tentative Maps

Consideration of Tentative Map Case No. TM-26- 006 (Distant Summit Subdivision-Unit 27 of the Anthem at Mesquite PUD) to subdivide 89.61 acres into 366 single-family residential lots plus common open space areas. The property is zoned *Single-Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the north side of Falcon Ridge Parkway, across from the intersection with Horizon Boulevard, and is Clark County Assessor's Parcel No. 001-06-510-001.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the Council hold a public hearing, and approve the Tentative Map for the Distant Summit subdivision, Unit 27 of the Anthem at Mesquite PUD, Case No. TM-26-006, subject to the Department recommendations and Standard Conditions.

Background:

Pulte Homes is proposing to subdivide 89.61 acres into 366 single-family residential lots and open space areas within the Anthem at Mesquite PUD. This will be an Non-Age Restricted, Non-Gated, Common Interest Community. The project is zoned Single Family Housing (SF-1) by the Anthem at Mesquite PUD. The Single Family Housing (SF-1) zone allows for â€œSingle family detached dwelling units of a permanent natureâ€.Lots in the subdivision range from around 4,400 sq. ft. to over 16,000 sq. ft. The gross density of the subdivision is (366 du/ 89.61 ac.=) 4.08 dwelling units per acre. New interior streets will be private, with 37-foot rights-of-way. Four-foot wide sidewalks are proposed to be provided on one side of the interior streets. The primary entry to this project at Distant Summit Ridge is proposed to be approximately 40 feet wide, with additional 20-foot landscaped areas on either side of the

entry.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Cover Page
- TM-26-006 Distant Summit.pdf
- TM-26-006_Distant Summit subdivision Staff Memo.doc

Mesquite
Nevada

Tentative Map

Project Information

Project Name Distant Summit - Unit 27 Existing Zoning PUD

Project Location NE Corner of Falcon Pkwy & Horizon Blvd Gross Acres

Assessor's Parcel Number(s) Portion of 001-06-510-001

Total Number of Lots 366 Density

Please explain the intent of this request Approval of Tentative Map for Distant Summit,

Unit 27 a Pulte/Deb Webb Age Restricted Single Family Residential Subdivision.

Applicant Signature [signature] Date 6-11-2026

Applicant Information

Property Owner(s) PN II, LLC

Mailing Address 7255 Tenaya Way Suite 200 Las Vegas, NV 89113

Phone No 702-357-6596 Email john.schippert@pulte Fax No

Applicant (if different than Owner)

Mailing Address

Phone No 702-346-5100 Email greg@bcivileng.com Fax No

Contact Person/Representative (if different than Owner) Greg Bulloch/ B Civil Engineering

Mailing Address 840 Pinnacle Court Bldg 11 Suite 104 Mesquite NV 89027

Phone No 702-346-5100 Email greg@bcivileng.com Fax No

The target date for City Council review of this application as calculated by the City Council's approved Development Review Cycle Chart, and hereby consented to by the Applicant, is the later of the date of the current cycle's city council meeting _____, or the date to which such meeting is rescheduled or continued by the City Council. Initial: _____

Office Use Only

Case No TM-26-0000 Application Fee $ 750 NDEP Fee $ 444

Date Received 4/29 Noticing Fee $ 300 NDWR Fee $ 546

Received By JL Planner DC

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ■ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☐ Conditional Use Permit
- ☐ Other_____

Project Location NE Corner of Falcon Ridge Pkwy & Horizon Blvd

Assessor's Parcel No(s) Portion of 001-06-510-001

Applicant Information

Property Owner(s) PN II, LLC

Mailing Address 7255 Tenaya Way Suite 200 Las Vegas, NV 89113

Applicant (if different than Owner) SAME

Mailing Address

(I,We) the undersigned, being duly sworn, deposed and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

Property Owner Signature _____ Print Name JOHN SCHIPPERT

Applicant Signature _____ Print Name JOHN SCHIPPERT

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th **DAY OF** June, 2026

BY John Schippert **AS THE OWNER/APPLICANT**

NOTARY PUBLIC _____ **MY COMMISSION EXPIRES** 08-01-2027

TONI BAEZA

TONI BAEZA
Notary Public-State of Nevada
APPT. NO. 03-83477-1
My Appt. Expires 08-01-2027

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027

702-346-5295

Receipt No: 7.000021786

Jun 30, 2026

B CIVIL ENGINEERING LLC

Previous Balance:	.00
PLANNING - TM-26-006	750.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
Total:	1,050.00
CHECK Check No: 1321	1,050.00
Payor: B CIVIL ENGINEERING LLC	
Total Applied:	1,050.00
Change Tendered:	.00

06/30/2026 9:14 AM

DEVELOPMENT PROPOSAL AFFIDAVIT

DATE: 6/18/2026

I, John Schippert, do hereby state that I am an

(check one) ☑ applicant
☐ applicant's authorized agent

in Application No. or Application Title: Distant Summit Unit 27 Tentative Map

and that, to the best of my knowledge and belief, the following information is true:

1. All graphics/illustrations included in the application, such as architectural elevations and renderings, correctly represent the project and will be the final products unless otherwise further refined through the required review and/or public hearing process as applicable; and,

2. All functional descriptions and percentage of each use proposed by the application shall not be changed upon development unless otherwise further refined through the required review and/or public hearing process as applicable.

3. Any unauthorized deviation from above shall be rectified by full compliance within 90 days after discovery of the deviation. Otherwise, it will be considered as a breach of the terms and conditions of the agreement; and any related agreements, including legal agreement, approval, and permits, shall be amended or cancelled, in whole or in part, as allowed by NRS 278.0205.

WITNESS the following signature:



(check one) ☐ Applicant ☑ Applicant's Authorized Agent

JOHN H. SCHIPPERS DIRECTOR LAND DEVELOPMENT

(type or print first name, middle initial, last name, and title of signee)

Witness: _____

Witness Signature – (City of Mesquite Development Services employee)

*If the signature is not witness by a City of Mesquite Development Services employee, the document must be notarized prior to submittal. Please see next page for notarial section.

Subscribed and sworn to before me this 18th day of June 2026, in the State of Nevada, County/City of County of Clark, City of Mesquite.

Notary Public TONI BAEZA

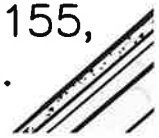
My commission expires: 08-01-2027

TONI BAEZA
Notary Public-State of Nevada
APPT. NO. 03-83477-1
My Appt. Expires 08-01-2027

LEGAL DESCRIPTION

LOCATED IN SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, WITHIN THE CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF REMAINDER LOT 4, AS RECORDED ON THE "FINAL MAP OF CONESTOGA GOLF COURSE AN AGE RESTRICTED, A COMMON INTEREST COMMUNITY AT ANTHEM MESQUITE PLANNED UNIT DEVELOPMENT IN BOOK 155, PAGE 4 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.



TENTATIVE MAP
FOR
DISTANT SUMMIT SUBDIVISION (UNIT 27)
NON AGE RESTRICTED, NON-GATED, COMMON INTEREST COMMUNITY

(APN 001-06-510-001)

FOR

PULTE HOMES / DEL WEBB PN II, INC.
7255 TENAYA WAY, SUITE 200
LAS VEGAS, NV. 89113
(702) 914-4800

Sun City Mesquite

MESQUITE, NEVADA VICINITY MAP

PROJECT BENCHMARK

LOCAL MESQUITE NEVADA PULTE 2006 DATUM
ESTABLISHED FROM MANY YEARS OF USING
NGVD 29, ASSUMING GEODETIC VERTICAL
DATUM, IN THE MESQUITE VALLEY.

A 3" ALUMINUM CAP MONUMENT @ THE INTERSECTION OF FALCON RIDGE PARKWAY AND HARDY WAY STAMPED "BM PULP 1975"
2006 PROJECT DATUM = NAVD 1988 (ADJ) (US FEET)
2006 PROJECT BENCHMARK ELEVATION = 1778.87 FEET

SOUTHERN NEVADA HEALTH DISTRICT NOTES

1. BASED ON THE GEOTECHNICAL EVALUATION DONE FOR ANTHEM AT MESQUITE DATED FEBRUARY 2, 2006, IT STATES THAT ALL BORINGS ON THE SITE, DID NOT ENCOUNTER GROUND WATER.
2. IS A PART OF ANTHEM AT MESQUITE P.U.D. A MASTER PLAN COMMUNITY.
3. THE SUBDIVISION IS LOCATED 2001 FEET AWAY FROM THE ABBOTT WASH 100 YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN FILE 63, PAGE 87 OF MISCELLANEOUS MAPS (N 89°55'01" E), AS RECORDED IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

811 Know what's below. Call before you dig.

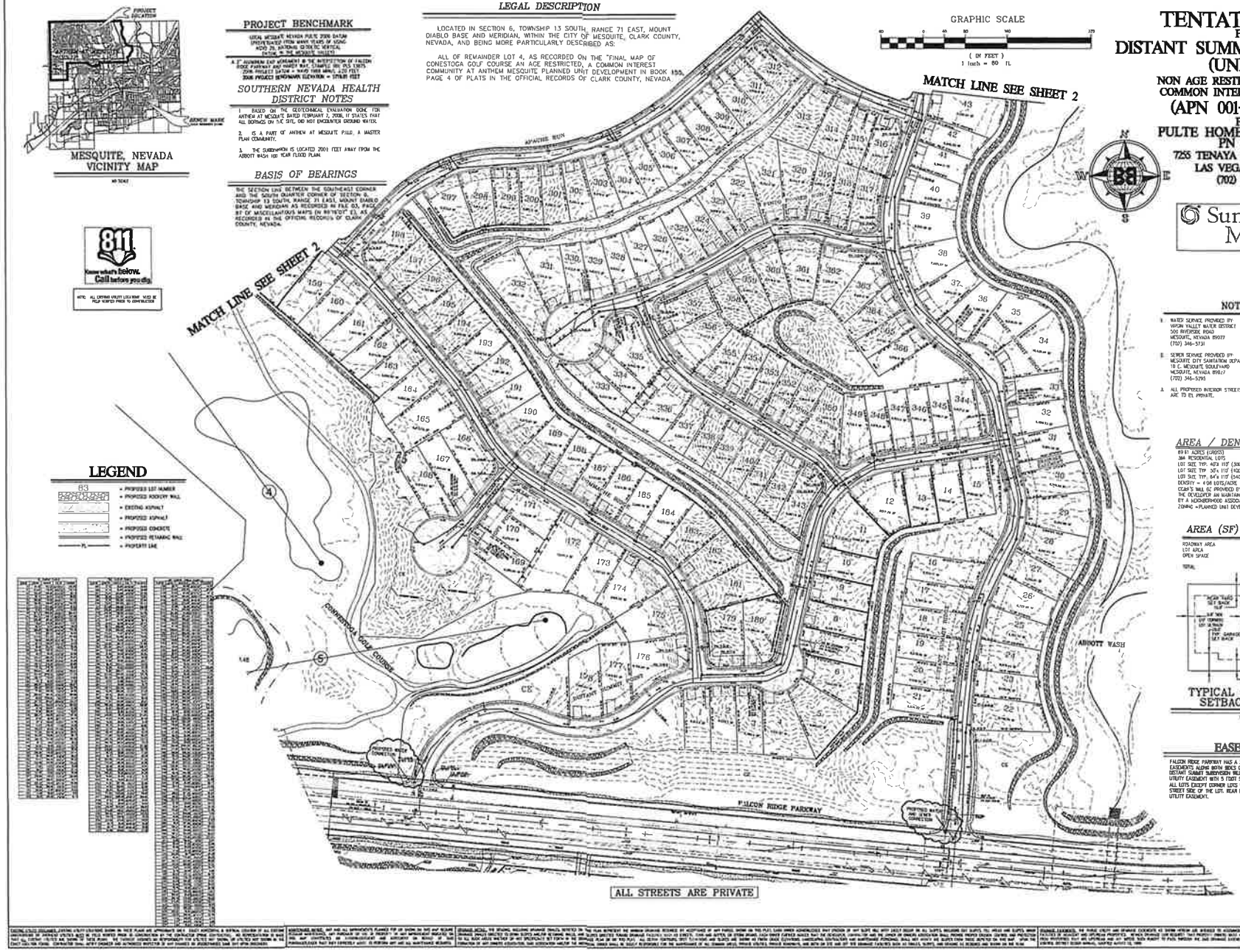
NOTE: ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION

LEGAL DESCRIPTION

LOCATED IN SECTION 6, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, WITHIN THE CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF REMAINDER LOT 4, AS RECORDED ON THE "FINAL MAP OF CONESTOGA GOLF COURSE AN ACE RESTRICTED, A COMMON INTEREST COMMUNITY AT ANTHEM MESQUITE PLANNED UNIT DEVELOPMENT IN BOOK 155, PAGE 4 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



LEGEND

- PROPOSED LOT NUMBER
- PROPOSED ROCKERY WALL
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPERTY LINE

NOTES

1. WATER SERVICE PROVIDED BY: VIRGIN VALLEY WATER DISTRICT 500 RIVERSIDE ROAD MESQUITE, NEVADA 89027 (702) 346-5731
2. SEWER SERVICE PROVIDED BY: MESQUITE CITY SANITATION DEPARTMENT 10 C. MESQUITE BOULEVARD MESQUITE, NEVADA 89027 (702) 346-5295
3. ALL PROPOSED INTERIOR STREETS ARE TO BE PRIVATE.
4. 10' MINIMUM HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER LINES TO BE MAINTAINED AT ALL TIMES.
5. CONCRETE ENCASE SEWER LINE TO 12" ON BOTH SIDES OF WATER LINE CROSSING PER C.C. SANITATION DISTRICT DESIGN STANDARD DRAWING NO. 101-21.
6. GARBAGE DISPOSAL TO MEET CITY OF MESQUITE STANDARDS

AREA / DENSITY

89.61 ACRES (GROSS)
364 RESIDENTIAL LOTS
LOT SIZE TYP. 40'X 110' (3000 SERIES)
LOT SIZE TYP. 50'x 110' (4000 SERIES)
LOT SIZE TYP. 64'x 110' (5400 SERIES)
DENSITY = 4.06 LOTS/ACRE
CC&R'S SHALL BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY A NEIGHBORHOOD ASSOCIATION.
ZONING =PLANNED UNIT DEVELOPMENT (P.U.D.)

AREA (SF)

ROADWAY AREA	571,302.5 SF
LOT AREA	2,333,636.5 SF
OPEN SPACE	979,110.9 SF
TOTAL	3,883,508.4 SF

TYPICAL LOT SETBACK

EASEMENTS

FALCON RIDGE PARKWAY HAS A 25 PEDESTRIAN & DRAINAGE EASEMENTS ALONG BOTH SIDES OF THE 132' RIGHT-OF-WAY. DISTANT SUMMIT SUBDIVISION WILL HAVE A 10 FOOT FRONT YARD UTILITY EASEMENT WITH 5 FOOT SIDE YARD UTILITY EASEMENT ON ALL LOTS EXCEPT CORNER LOTS WILL HAVE A 10' EASEMENT ALONG STREET SIDE OF THE LOT. REAR LOT LINES WILL HAVE A 5 FOOT UTILITY EASEMENT.

NO.	DESCRIPTION	BY	APPROVED	DATE

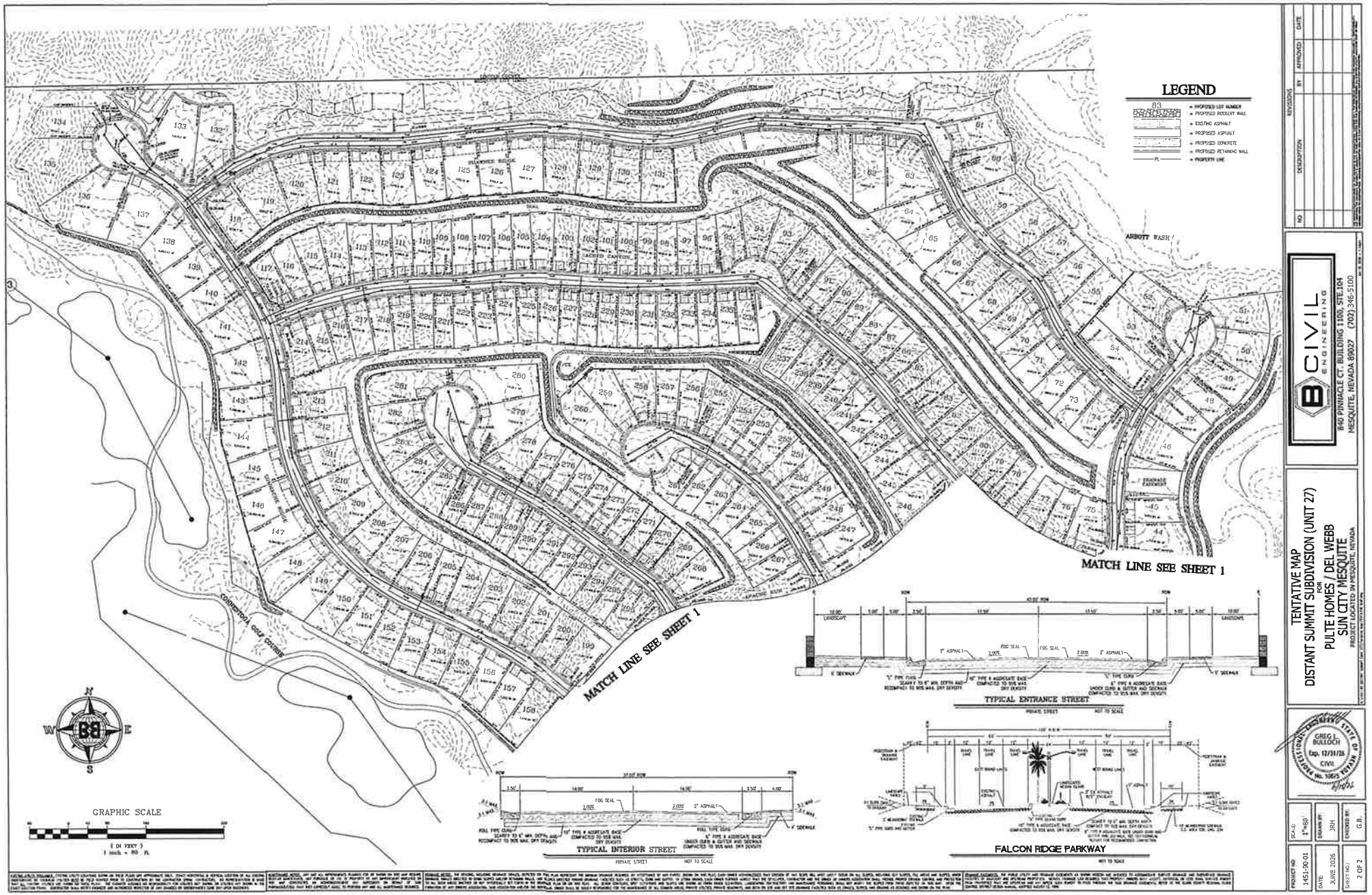
REVISIONS

CIVIL ENGINEERING
840 PINNACLE CT. BUILDING 1100, STE.104
MESQUITE, NEVADA 89027 (702) 346-5100

TENTATIVE MAP
FOR
DISTANT SUMMIT SUBDIVISION (UNIT 27)
FOR
PULTE HOMES / DEL WEBB
SUN CITY MESQUITE
PROJECT LOCATED IN MESQUITE, NEVADA

GREG J. BULLOCH
Exp. 12/31/26
CIVIL
No. 10875
STATE OF NEVADA
PROFESSIONAL ENGINEER

PROJECT NO:	1451-90-01	SCALE:	1"=80'
DATE:	JUNE 2025	DRAWN BY:	JRH
SHEET NO:	1 OF 2	CHECKED BY:	G.B.



NO	DESCRIPTION	REVISIONS BY	APPROVED	DATE

CIVIL ENGINEERING
840 PINNACLE CT, BUILDING 1100, STE 104
MESQUITE, NEVADA 89027 (702) 346-5100

TENTATIVE MAP
DISTANT SUMMIT SUBDIVISION (UNIT 27)
FOR
PULTE HOMES / DEL WEBB
SUN CITY MESQUITE
PROJECT LOCATED IN MESQUITE, NEVADA

GREG J. BULLOCH
Exp. 12/31/25
CIVIL
No. 10875
STATE OF NEVADA
PROFESSIONAL ENGINEER

PROJECT NO	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1451-90-01	1"=80'	JRH		G.B.
DATE: JUNE 2025	SHEET NO.: 2 OF 2			

June 18, 2026

B Civil Engineering, Inc.
Attention: Toni Baeza
840 Pinnacle Ct. #11 - 104
Mesquite, NV 89027

RE: Distant Summit Subdivision

Dear Gracie,

Thank you for reaching out regarding the **Distant Summit Subdivision**. We appreciate the opportunity and look forward to meeting all of your refuse service needs.

This "Will Serve" letter serves as confirmation that, subject to the attached requirements, Virgin Valley Disposal, Inc. can and will provide disposal services to the **Distant Summit Subdivision**, located in **on the north side of Falcon Ridge Pkwy., just west of Horizon Blvd.**

Please note that our residential service is provided using fully automated side-load disposal trucks. These vehicles require adequate space to safely maneuver through the subdivision, including the ability to turn around completely.

We look forward to working with you on this project. If you have any questions or need further assistance, feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. and 3:00 p.m.

Respectfully,

Ben K. Davis
Virgin Valley Disposal, Inc.
bdavis@vvdisposal.com

VIRGIN VALLEY
DISPOSAL & RECYCLING

Serving the Surrounding Area for Over 25 Years!!!
Disposal ◆ Landfill ◆ Recycling

June 18, 2026

B Civil Engineering, Inc.
Attention: Toni Baeza
840 Pinnacle Ct. #11 - 104
Mesquite, NV 89027

RE: Distant Summit Subdivision

1. If any changes are made at **Distant Summit Subdivision**, another will-serve letter will be required.
2. The owner(s) should be notified that they will be responsible to roll the containers to a public access road to be serviced.
3. All units must have a garage or a backyard to store container between pickups.
4. We will need to have access to **Distant Summit Subdivision**, if and when a gated community goes into effect and provided with two (2) AVI-X-911 transmitters.
5. If islands are located in streets, a minimum of 20 feet between curb and island is required.
6. At the end of all phases, a turn around with a minimum of compacted type 2 base is required, to allow for our trucks to turn around. This must be to City standards. You will need to show a temporary turn around at the end of all phase lines.

We are looking forward to working with you on this project. If I can be of any additional help, please feel free to contact me at (702) 346-5396 between the hours of 8:00 a.m. to 3:00 p.m.

Respectfully,

Ben K. Davis
Virgin Valley Disposal, Inc.

PUBLIC WORKS DEPARTMENT
Travis H. Anderson P. E.
10 East Mesquite Boulevard
Mesquite, Nevada 89027
702.346.5237
tanderson@mesquitenv.gov

June 22, 2026

B Civil Engineers
Attn: Toni Baeza
840 Pinnacle Court Bldg 11 Ste 104
Mesquite NV 89027

Re: Sanitary Sewer Services for **Distant Summit**

The Mesquite Sanitation District will provide Sanitary Sewer Services for the proposed project known as: **Distant Summit** which will include 366 Residential Lots located off of Falcon Ridge Parkway within the City of Mesquite, Nevada.

This commitment will be for a period of one year commencing on June 22, 2026 and expiring on June 22, 2027.

Respectfully,

Travis H. Anderson, P. E., Public Works Director

cc: City of Mesquite Development Services
SNHD

TO: Honorable Mayor and City Council

FROM: Dan Catron AICP, Senior Planner

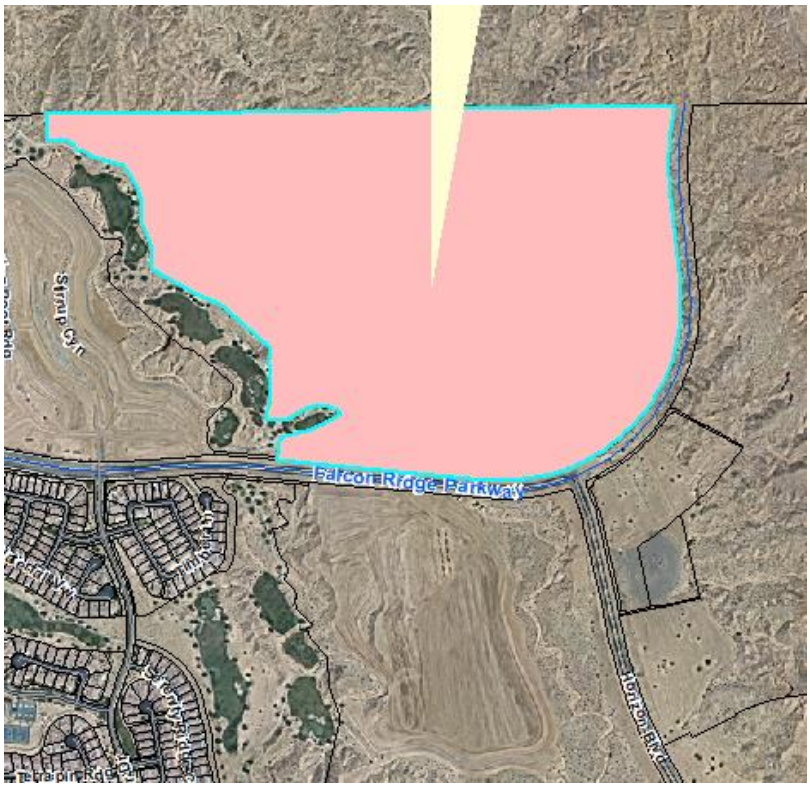
DATE: Technical Review- August 4, 2026
City Council- August 11, 2026

RE: Consideration of Tentative Map Case No. TM-26-006 (**Distant Summit Subdivision**- Unit 27 of the Anthem at Mesquite PUD) to subdivide 89.61 acres into 366 single-family residential lots plus common open space areas. The property is zoned *Single-Family Housing* (SF1) and is within the Anthem at Mesquite PUD. The site is located on the north side of Falcon Ridge Parkway, across from the intersection with Horizon Boulevard. The project site is Clark County Assessor's Parcel No. 001-06-510-001.

Project Description

Pulte Homes is proposing to subdivide 89.61 acres into 366 single-family residential lots and open space areas within the Anthem at Mesquite PUD. This will be an Non-Age Restricted, Non-Gated, Common Interest Community.

The subdivision site is located on the north side of Falcon Ridge Parkway, across from the intersection with Horizon Boulevard.



The project is zoned *Single Family Housing* (SF-1) by the Anthem at Mesquite PUD. The *Single Family Housing* (SF-1) zone allows for "Single family detached dwelling units of a permanent nature".

Lots in the subdivision range from around 4,400 sq. ft. to over 16,000 sq. ft. The gross density of the subdivision is (366 du/ 89.61 ac.=) 4.08 dwelling units per acre.

New interior streets will be private, with 37-foot rights-of-way. Four-foot wide sidewalks are proposed to be provided on one side of the interior streets. The primary entry to this project at Distant Summit Ridge is proposed to be approximately 40 feet wide, with additional 20-foot landscaped areas on either side of the entry.

Key Facts

- The proposed subdivision is located in the Anthem at Mesquite Planned Unit Development, and will be subject to all conditions of the Anthem at Mesquite Development Agreement and Design Standards Handbook.
- The subdivision is a non-*age-restricted, non-gated, common interest community.*
- The subdivision proposes a total of 366 single-family lots, private interior roadways, and commonly held open space elements.
- The subdivision encompasses approximately 89.61 acres, with approximately 22.47 acres set aside as open space. Gross project density is (366 units/89.61 acres=) 4.08 units per gross acre.
- The Anthem at Mesquite Design Standards Handbook allows development at up to 10 du/acre, with a minimum lot size of 3,000 sq.ft. All proposed lots conform to the Design Standards Handbook.

Tentative Map Approval Criteria

Please refer to Appendix "A" for the excerpt from Mesquite Municipal Code (MMC) Section 9-6-4. Subsection H sets forth guidelines and criteria for City Council decisions regarding tentative maps.

Analysis

Lot Standards: Lots in the proposed subdivision range in size from 4,400 square feet to over 16,000 square feet, with all lots conforming to the Design Standards Handbook.

General public utility easements for the subdivision are proposed to be 10 feet along the front, 5 feet along the side, and 3 feet along the rear property lines of each lot.

Open Space: The project includes over 22 acres of commonly-held open space areas.. Common open space is provided along Falcon Ridge Parkway for landscaping, and for retaining walls between tiers of lots. Landscaping plans for the open space areas are required to be submitted and approved with the civil improvement plans.

Circulation: The subdivision will be accessed from Falcon Ridge Parkway. An interior street system will loop through the subdivision serving all of the residential lots. Interior streets and cul-de-sacs are 37-foot right-of-ways with two 14-foot travel lanes, 2.5' curb and gutter, and 4-foot wide sidewalks on one side of the internal streets.

Transportation Impact Analysis (TIA): Under MMC 9-9-6(C)(7), if there is a master planned community with an overall TIA, another TIA will not be required for each phase, unless some portion of the original TIA is no longer valid due to changes in the standards or community. The proposed subdivision was included in the original Anthem at Mesquite PUD.

The subdivision will generate approximately 1,220 vehicle trips per day (10 per household) using the ITE Trip Generation Manual rates.

Improvement Plans: Civil improvement plans are required. Landscaping plans are to be to be submitted with the improvement plans. Landscaping plans need to be reviewed and approved prior to approval of the final map.

Previous Staff & Council Action

On December 8, 2015, the City Council adopted Ordinance No. 497 which amended the Development Agreement between the City of Mesquite and Mesquite Investors, LLC and PN II, Inc., and extending the term of the Anthem Development Agreement to March 15, 2026.

On March 11, 2026, the City Council agreed to extend the development agreement for another 20 years, to March 14, 2046.

Recommendation

Staff recommends that the Council hold a public hearing, and **approve the Tentative Map for the Distant Summit subdivision, Unit 27 of the Anthem at Mesquite PUD, Case No. TM-26-006,** subject to the Department recommendations below, and Standard Conditions:

Building Department

- Meet all applicable Building Codes and Standard Conditions.

Engineering Department

- Subject to standard conditions as applicable.

Planning and Environmental Resources

1. Meet all applicable Zoning Codes and Standard Conditions.
2. All Tentative and Final maps shall conform with the City's Street Naming and Addressing Policy.
3. Comply with requirements of the Anthem Development Agreement and Design Standards Handbook.
4. Landscaping plans to be submitted with Improvement Plans. Landscape plans must be reviewed and approved prior to signing of Final Map.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- All services will be provided by residential 90 gallon automated system.

Fire & Rescue Department

- No Comments.

Appendix A – Excerpt from Mesquite Municipal Code

Section 9-6-4: TENTATIVE MAPS:

H. Guidelines for Planning Commission or City Council Decision: The planning commission or city council shall consider the following criteria in making a recommendation on the tentative map:

1. **Environmental and Health Laws**: The application conforms with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

   The subdivision will connect to municipal water (Virgin Valley Water District) and sewer service (City of Mesquite). Solid waste disposal will be provided by Virgin Valley Disposal. The Nevada Division of Environmental Protection has recommended approval of the subdivision.

2. **Water Availability**: The applicant has shown the availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

   The subdivision will be served by the Virgin Valley Water District.

3. **Public Utilities**: The site is served, or will be served at the time of development, with all necessary public utilities, including, but not limited to, water, sewer, gas, electric and telephone service;

   Telephone and cable service will be provided by Rio Virgin Telephone and Cablevision

4. **Location:** The site is located in an area of the city that is appropriate for current development activity and which will not contribute to the need for inefficient extensions and expansions of public facilities, utilities and services;

The subdivision is a part of the Anthem at Mesquite PUD.

5. **Public Services**: The applicant has shown the availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

   The project is within city limits, and will be served by City of Mesquite public services. The project will be served by the Clark County School District.

6. **Development Pattern**: The site represents an overall development pattern that is consistent with the goals and policies of the master plan, the official map, the capital improvements program and any other applicable planning documents adopted by the city;

   The subdivision is a part of the Anthem at Mesquite PUD, and complies with the City's Land Use and Zoning Map.

7. **Conformance**: The site and application conform to all applicable provisions of these regulations. If these regulations are inconsistent with the master plan, these regulations shall take precedence; however, city staff shall be instructed to make such recommendations as will be necessary to bring these regulations into compliance with the master plan;

   The subdivision complies with the City's Land Use and Zoning Map and the requirements for the Single-Family (SF) residential zoning district, which allows single family detached dwellings as a primary permitted use.

8. **Effect on Streets**: The application considers the effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

   The subdivision will provide new private streets to serve the project and will connect to the City's existing street system.

9. **Street Design**: The tentative map shows the location, spacing and design of proposed streets, curb cuts and intersections, all of which are consistent with good traffic engineering design principles;

   The tentative map shows the proposed street design, which has been reviewed and approved by the City Engineer.

10. **Access**: Each lot in the map of a residential development has adequate and safe access to/from a local street. If lot access is to/from a collector or arterial street, the planning commission, or city council if there is no planning commission, shall expressly find that such access is safe and that no other lot access or subdivision configuration is feasible;

All lots have access from the interior residential streets. No lot access is proposed to collector or arterial streets.

11. **Site Layout**: The site contains a parcel, lot and land subdivision layout that is consistent with good land planning and site engineering design principles;

    The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

12. **Development Sensitive to Environment**: The site will be laid out and developed in a manner that is sensitive to environmental features and/or characteristics of the tract or parcel, including, but not limited to, topography, slope, soils, geology, hydrology, floodplains, wetlands, vegetation and trees;

    The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

13. **Dedications and Improvements**: The applicant agrees to dedicate and improve land, right of way and easements, as may be determined to be needed to effectuate the purposes of these regulations and the standards and requirements incorporated herein;

    The subdivision includes the dedication of right-of-way and the construction of roadways necessary to serve the project.

14. **Other Recommendations and Comments**: The recommendations and comments of those entities reviewing the tentative map pursuant to Nevada Revised Statutes chapter 278;

    Recommendations and comments from responsible agencies and utility providers are outlined in the staff report and attached as exhibits.

15. **Submission Requirements Satisfied**: All relevant and applicable submission requirements have been satisfied in a timely manner.

    The applicant has submitted all relevant and applicable information required for a tentative map application.

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit application No. CUP-26-011 (All Kinds of BBQ Tavern) to allow the establishment of a tavern in an existing commercial space at 1115 W. Pioneer Blvd., (the Kestrel Court Commercial Center) Suite #201. The project site is located in the Commercial-General (CR-2) zoning district, and is Clark County Assessor's Parcel # 001-18-114-005.

-Public Hearing
-Discussion and Possible Action

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-011, to establish a tavern in a vacant commercial space at 1115 West Pioneer Boulevard, Suite 201, subject to staff's recommendations.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow a tavern in a vacant commercial space in the Kestrel Court commercial center. The proposed business is considered â € œDrinking Places inc. Bar, lounge, tavern (Alcoholic Beverage)â€,which is allowed with a conditional use permit in the CR-2 zone. The applicantâ€™s business also operates a food truck. The applicant advises that the food truck will often be used in conjunction with the tavern. The food truck has a commissary agreement with Trujillo Commissary in Las Vegas, which they will continue to use. The proposed tavern does not have proper facilities to serve as a commissary. One of the initial issues identified by staff for

this project was parking. The Cityâ€™s zoning ordinance requires 1 space per 90 sq. ft. of floor area. This project would require approximately 20 spaces. Kestrel Court currently has a total of 48 parking spaces on its property to serve all of its tenants. The applicant has provided information on the parking needs and hours of operation for other tenants in Kestrel Court demonstrating that parking should not be an issue during the evening hours that the tavern is in operation. The proposed tavern use is proposed to be located in a commercial area and is not expected to have any impact on any residential or other sensitive uses. MMC Section 9-8-8 provides minimum separation distance of 1,000â€™ between a tavern/bar and other taverns/bars, and 1,000 feet between taverns and schools and churches (not located in a commercial zone). Staff has analyzed the area and has concluded that these separation distances will be met.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Cover Page
- CUP-26-011 All Kinds of BBQ Tavern CUP Staff Report.docx
- CUP-26-011.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- August 4, 2026
City Council- August 11, 2026

RE: Consideration of **Conditional Use Permit application No. CUP-26-011 (All Kinds of BBQ Tavern)** to allow the establishment of a tavern in an existing commercial space at 1115 W. Pioneer Blvd., (the Kestrel Court Commercial Center) Suite #201. The project site is Clark County Assessor's Parcel # 001-18-114-005, and is located in the *Commercial-General* (CR-2) zoning district.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow a tavern in a vacant commercial space in the Kestrel Court commercial center. The proposed business is considered "Drinking Places inc. Bar, lounge, tavern (Alcoholic Beverage)", which is allowed with a conditional use permit in the CR-2 zone.

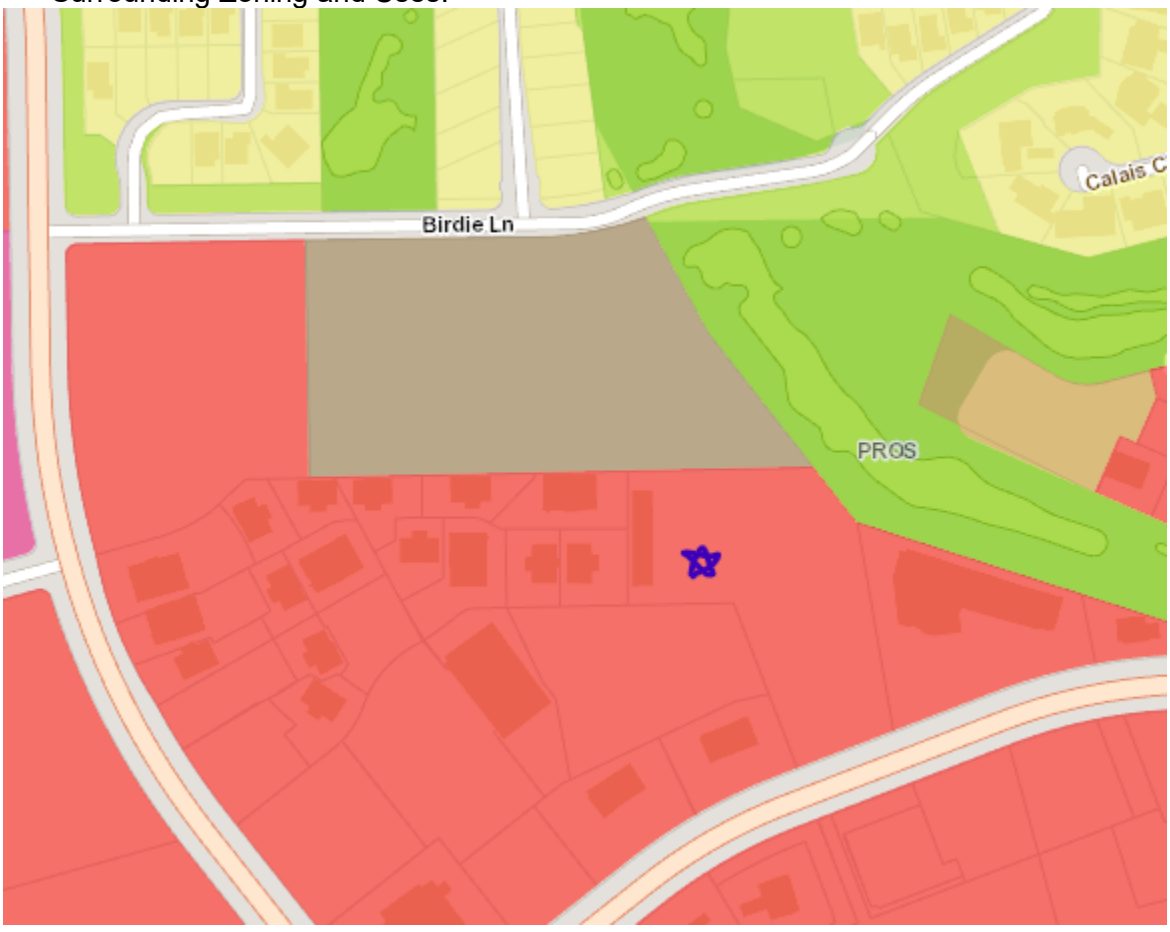


The applicant's business also operates a food truck. The applicant advises that the food truck will often be used in conjunction with the tavern. The food truck has a commissary agreement with Trujillo Commissary in Las Vegas, which they will continue to use. The proposed tavern does not have proper facilities to serve as a commissary.

Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such conditional uses is a discretionary permit approval by the City Council after a duly noticed public hearing.

Key Facts

- Current Zoning: *Commercial- General Business District (CR-2)*.
- Surrounding Zoning and Uses:



- North – High-density Multi-family (MF-4)/PUD; vacant
- East – General Commercial (CR-2); Falcon Ridge Golf Course (PROS).

- West –*General Commercial* (CR-2), Building 1 of Kestrel Court commercial center
- South – *General Commercial* (CR-2), Retail/commercial strip center

Analysis

The applicant is proposing to use an existing tenant space in Kestrel Court Commercial Center as a tavern. The space is approximately 1,750 sq. ft. The applicant has advised that they plan to use their food truck in conjunction with the tavern. Staff analysis is limited to compliance with the necessary findings to approve a conditional use permit.

Parking

One of the initial issues identified by staff for this project was parking. The City's zoning ordinance requires 1 space per 90 sq. ft. of floor area. This project would require approximately 20 spaces. Kestrel Court currently has a total of 48 parking spaces on its property to serve all of its tenants. The property also includes an undeveloped area that could potentially be improved to provide additional parking. The applicant has provided information on the parking needs and hours of operation for other tenants in Kestrel Court demonstrating that parking should not be an issue during the evening hours that the tavern is in operation. Staff notes that the area contains a large number of parking spaces that are not expected to be otherwise used during the hours of operation of the tavern. MMC 9-8-5.G provides for formal shared parking arrangements with requirements for a monitoring plan, performance bonds, requirements for excess capacity, etc. Given that the proposed shared parking is being provided on the subject property, and seems well in excess of what is expected to be needed, Staff recommends waiving these formal requirements and concludes that adequate parking will be provided.

Conditional Use Permit Analysis

Conditional uses are considered generally compatible with the permitted land uses in a given zoning district, but because of the potential for issues based on a specific location, may require individual review of their location, design and operational characteristics to address any specific issues that may need to be mitigated. Conditional use permits run with the land, which means the potential approval is specific to a particular use and property, while owners and business names may change.

Conditional use permits (CUP) are evaluated based on the following criteria in Mesquite Municipal Code (MMC) Section 9-5-3(E)(3):

a. Whether the proposed use at the specified location is consistent with the policies embodied in the adopted master plan;

Comments: The proposed use would be consistent with Master Plan policies for the CR-2 zone to provide "the broadest scope of compatible services for both the general and traveling public. CR-2 allows retail, service, wholesale, office and other general business uses of an intense character."

b. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with the requirements of the zoning ordinance;

Comments: The *Commercial- General* (CR-2) zoning district is intended to provide for the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character. Staff believes that the proposed tavern facility would provide an entertainment and hospitality opportunity and resource to support both residents and tourists in Mesquite.

c. Whether the proposed conditional use may be materially detrimental to the public health, safety, convenience and welfare, or may result in material damage or prejudice to other property in the vicinity;

Comments: The proposed tavern use is proposed to be located in a commercial area and is not expected to have any impact on any residential or other sensitive uses. MMC Section 9-8-8 provides minimum separation distance of 1,000' between a tavern/bar and other taverns/bars, and 1,000 feet between taverns and schools and churches (not located in a commercial zone). Staff has analyzed the area and has concluded that these separation distances will be met.

d. Whether the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on site or within the public rights-of-way to mitigate any adverse impacts which may result from the development, such as traffic, noise, odors, visual nuisances or other similar adverse effects. Such improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards and the addition of landscaping, walls or both, to ameliorate such impacts;

Comments: The proposed business will operate in a pre-existing commercial tenant space. No significant adverse impacts to adjacent neighborhoods and/or development is anticipated. The tavern use itself is not expected to cause impacts, but the presence of the food truck may result in cooking aromas in the area.

e. Whether the proposed use will generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.

Comments: The proposed use will generate incremental amounts of traffic, but in the evening hours when overall traffic activity is minimal. The ITE peak-hour trip generation rate for a "Drinking Place" is 7.5 to 9 trips per 1,000 s.f. of floor area. That would equate to (1.7k s.f. X 9 trips/ 1k s.f.=) 15.3 peak hour trips, which is well below the 50 peak hour trips that would trigger a traffic impact analysis or mitigation.

Recommendation

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-011, to establish a tavern in a vacant commercial space at 1115 West Pioneer Boulevard, Suite 201, subject to staff's recommendations.

Conditions of Approval:

Building Department

- Meet all applicable Building Codes and Standard Conditions.

Engineering Department

- Standard Conditions as applicable.

Planning

1. Meet all applicable Zoning Codes.
2. Must obtain a permit for any new signs erected on site.

Public Works

- Standard Conditions as applicable.

Sanitation

- Standard Conditions as applicable.

Solid Waste

- Standard Conditions as applicable.

Fire & Rescue Department

- Meet all Fire Codes.

Mesquite
Nevada

Conditional Use Permit

Project Information

Project Name ALL KINDS OF BBQ TAVERN

Project Location 1115 W. PIONEER BLVD BLDG 2 UNIT 201

Assessor's Parcel Number(s) 001-18-114-005

Existing Zoning Gross Acres

Please explain the intent of this request TO USED AS A TAVERN

Applicant Signature Date 6/17/26

Applicant Information

Property Owner(s) JESUS MUNOZ

Mailing Address 111 PARLIAMENT PT, MESQUITE NV 89027

Phone No (702) 377-6848 Email ALLKINDOFBBQ@VERIZON.NET Fax No

Applicant (if different than Owner)

Mailing Address

Phone No Email Fax No

Contact Person/Representative (if different than Owner)

Mailing Address

Phone No Email Fax No

Office Use Only

Case No CUP-26-011 Application Fee $ 356

Date Received 6/29 Noticing Fee $ 300

Received By Planner DC

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

DocuSign ID: B42A3E1E-[illegible]

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☑ Conditional Use Permit
- ☐ Other _____

Project Location 1115 W Pioneer Blvd., Bldg. 2, Unit 201, Mesquite,NV 89027

Assessor's Parcel No(s) 001-18-114-005

Applicant Information

Property Owner(s) Richfield Checker, LLC

Mailing Address P. O. Box 975, Sandy, UT. 84091

Applicant (if different than Owner) Jesus Munoz - ~~Brewisky's Tavern~~ All kinds of BBQ & Tavern

Mailing Address 111 Parliament St., Mesquite, NV 89027

(I,We) the undersigned, being duly sworn, deposed and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

Property Owner Signature _____ Print Name Joseph S. Bigley, Mgr.

Applicant Signature _____ Print Name Jesus Munoz

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 **DAY OF** Feb

BY Jesus Munoz **AS THE OWNER/APPLICANT**

NOTARY PUBLIC Jesselyn Leavitt **MY COMMISSION EXPIRES** 1/6/2028

JESSELYN LEAVITT
Notary Public, State of Nevada
No. 16-1373-1
My Appt. Exp. Jan. 6, 2028

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027 702-346-5295

Receipt No: 7.000021788 Jun 30, 2026

JESUS MUNOZ DBA ALL KINDS OF BBQ

Previous Balance:	.00
PLANNING - CUP-26-011	350.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
Total:	650.00
CHECK Check No: 226	650.00
Payor: JESUS MUNOZ	
Total Applied:	650.00
Change Tendered:	.00

06/30/2026 2:50 PM

Falcon Ridge Community Association
c/o Colonial Community Management
736 W. Pioneer Blvd. #200
Mesquite, NV 89027

June 24, 2026

Re: All Kinds of BBQ

To: City of Mesquite Community Development Director,

The Falcon Ridge Community Association met on Monday, June 22nd and unanimously approved the concept of this business plan and occupation of the commercial space at 1115 W. Pioneer Blvd. The board is in full support of this business operating as described. We are excited to add a fresh business concept to Mesquite!

Annie Neavill
Provisional Community Manager
aneavill@cpmlv.com
On behalf of Falcon Ridge Master Association
Board of Directors

Create

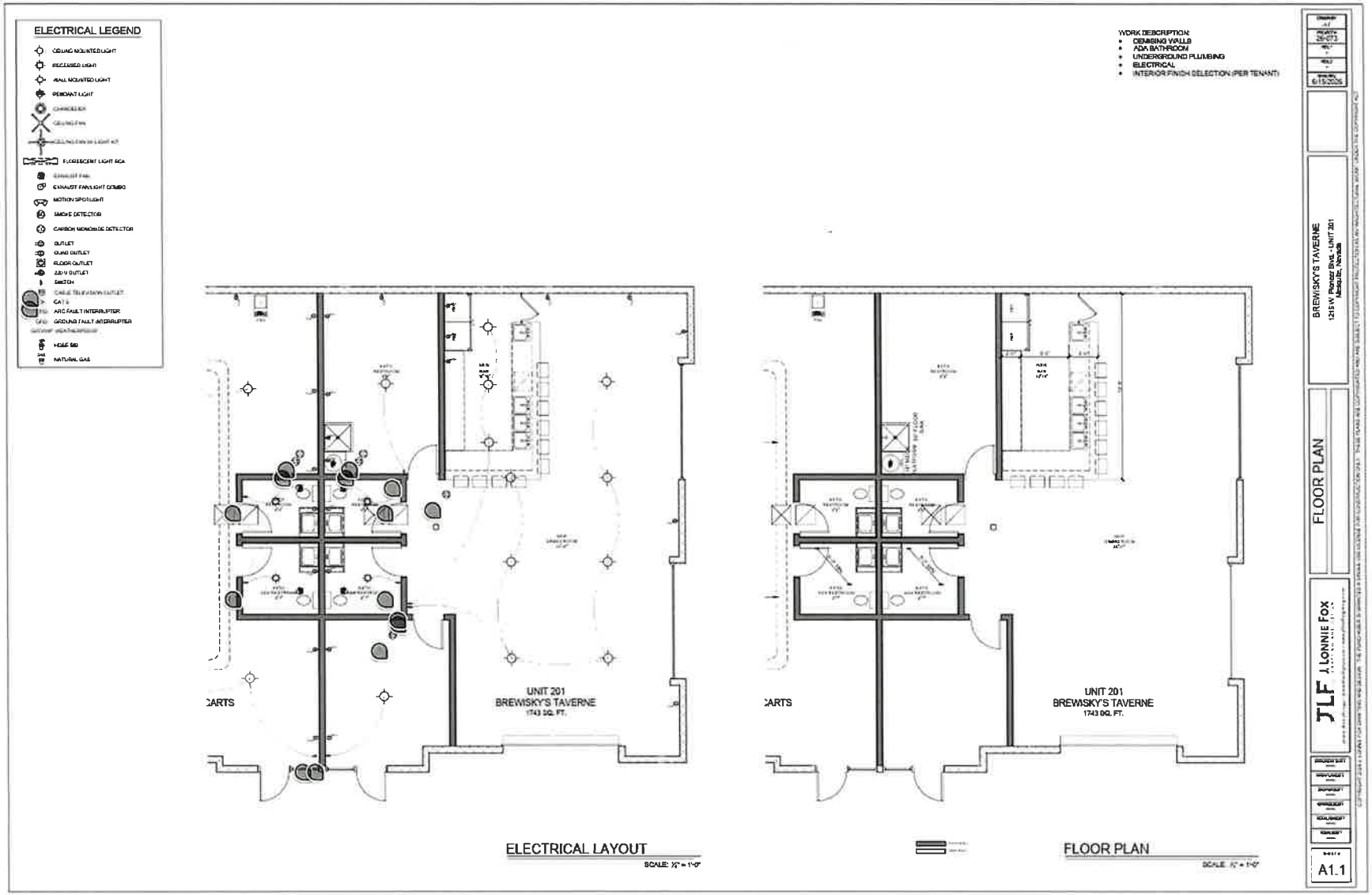
Overview

Files 1

Creations 1

Kestrel Court Bldg 2 - Brewisky's Tavern - Unit 201.pdf

Created just now by You



Customize

Learn

RE: Kestrel Court Parking

City of Mesquite NV

Department of Development Services

10 E Mesquite Blvd., Mesquite, NV 89027

Mr. Simon Kim

Dear Mr. Kim

Please be advised the Parking for the Kestrel Court Development is reciprocal parking with cross parking access for all tenants. If you should have any further questions, please do not hesitate to contact me.

Sincerely,

Lane Dillman- Owner/Landlord

702-301-4513

dillmanelectric@hotmail.com

Jesus Munoz

Kestrel Court Businesses and Hours of Operation

Evans Custom Builders



Expert Custom Home Building

Specializing in tailored construction projects for Mesquite residents.



Location

Located at 1115 W Pioneer Blvd Suite 101



Operating Hours

Open Monday to Thursday, 7AM-3PM for your building needs.

Red Rock Spas



Premium Home Leisure Experience

Offers a curated selection of hot tubs, massage chairs, saunas, and swim spas.



Location

1115 W Pioneer Blvd Ste 103



Operating Hours

Open Tuesday and Wednesday, 9AM-5PM; closed Monday.

The Beauty Shop



Beauty Salon

Offering hair and nail care.



Location

1115 W Pioneer Blvd
Ste 104



Accessible Hours

Open Monday to Friday, 9AM-5PM; closed weekends.

Southwest Gas: Utility Services



Comprehensive Gas Services

- Assists with billing and account inquiries.



Location

- 1115 W Pioneer Blvd, Ste 106



Extended Support Hours

- Customer service available Monday-Friday, **7AM-6PM PST**

Brewhiskey's Tavern



Tavern

Serving local craft beer, wine and whiskey.



Location

1115 W Pioneer Blvd Ste 201



Operating Hours

Open Wednesday to Saturday, 5-9 PM

Key Takeaways:

Kestrel Court Development is reciprocal parking with cross parking access for all tenants with a total of 44 parking spaces.

Hours

Mon-Thu: 7AM-3PM

Evans Custom Builders LLC

Mon-Fri: 7AM-6PM

Southwest Gas

Wed-Sat: 5PM-9PM

Brewhiskey's Tavern

Mon-Fri: 9AM-5PM; Sat-Sun: Closed

The Beauty Shop

Tue-Wed: 9AM-5PM; Mon: Closed

Red Rock Spas

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Daniel Catron
Submitting Department: Development Services

Administrative

Consideration of Conditional Use Permit Application No. CUP-26-010 to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at 665 Palos Verdes Drive. The project site is Clark County Assessor's Parcel # 00110214006, and is located in the Single Family Residential (SF) zoning district.

- **Public Hearing**
- **Discussion and Possible Action**

PETITIONER: Dan Catron **DEPARTMENT:** Development Services

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. CUP-26-010, to allow the residence at 665 Palos Verdes Drive to be utilized as a short-term rental, subject to staff's recommendations.

Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow an existing single -family residence to be rented on a short-term basis (i.e. as a vacation home rental). The site is zoned Single-Family Residential (SF). According to the applicantâ€™s description and County records, the house has 3 bedrooms and 2 full baths, which may accommodate a maximum occupancy of 10 guests per MMC 2-13-11.A.1 If approved, the short-term rental will be subject to the licensing requirements of MMC Chapter 2, Section 13.

Fiscal Impact: None anticipated.

Budgeted Item: No

Attachments:

- Cover Page
- CUP-26-010 Castro 665 Palos Verdes STR Staff Report.docx
- CUP-26-010.pdf

TO: Honorable Mayor and City Council

FROM: Dan Catron, AICP, Senior Planner

DATE: Technical Review- August 4, 2026
City Council- August 11, 2026

RE: Consideration of **Conditional Use Permit Application No. CUP-26-010** to allow a single-family residence to be operated as a short-term vacation rental. The project site is located at **665 Palos Verdes Drive**. The project site is Clark County Assessor's Parcel # 00110214006, and is located in the *Single Family Residential* (SF) zoning district.

Background

The applicant is requesting a Conditional Use Permit (CUP) to allow an existing single-family residence to be rented on a short-term basis (i.e. as a vacation home rental). The site is zoned *Single-Family Residential* (SF). According to the applicant's description and County records, the house has 3 bedrooms and 2 full baths, which may accommodate a maximum occupancy of 10 guests per MMC 2-13-11.A.1



Conditional Uses are land uses that are not appropriate for every location within a zone district, but which may be allowed at certain locations, or under specific conditions approved by the City. The approval of such uses is a discretionary approval by the City Council after a duly noticed public hearing.

A conditional use permit is being required because vacation home rental facilities are not specifically addressed in the applicable subdivision regulations (CC&Rs) and are therefore only allowed in the SF zone with a conditional use permit.

Key Facts

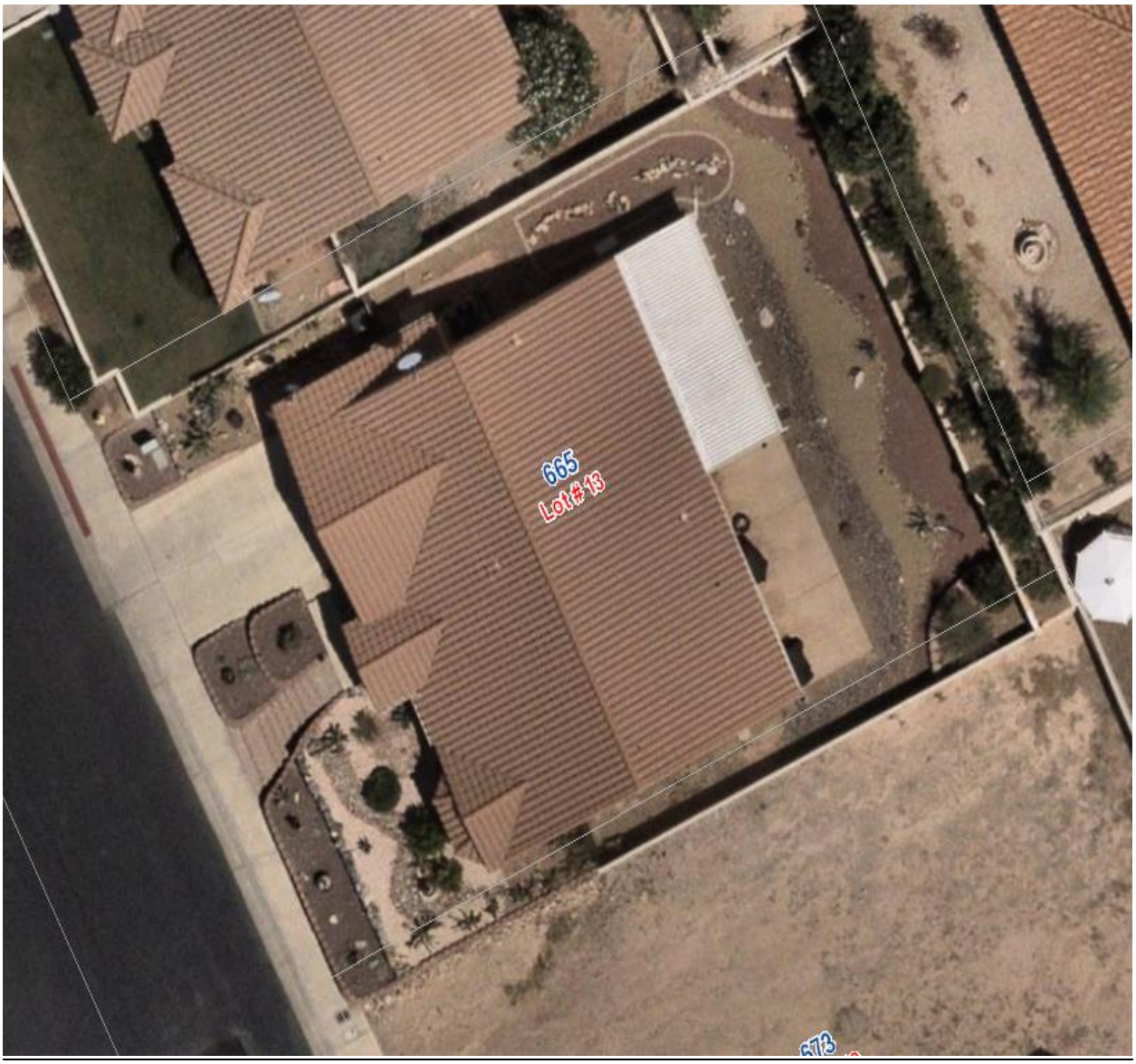
- Current Zoning: *Single Family (SF)*.
- Surrounding Zoning and Uses:

- North – *Single Family* (SF). Existing single-family residence
- East – *Single Family* (SF). Existing single-family residence
- West – *Single Family* (SF). Existing single-family residence
- South – *Single Family* (SF). Vacant residential lot



Analysis

The applicant is proposing to utilize an existing single-family residence on a short-term rental basis. Staff analysis is limited to compliance with the necessary findings to approve a conditional use permit.



Conditional Use Permit Analysis

Conditional uses are considered generally compatible with the permitted land uses in a given zoning district, but because of the potential for issues based on a specific location, may require individual review of their location, design and operational characteristics to address any specific issues that may need to be mitigated. Conditional use permits run with the land, which means the potential approval is specific to a particular use and property, while owners and business names may change.

Conditional use permits (CUPs) are evaluated based on the following criteria in Mesquite Municipal Code (MMC) Section 9-5-3(E)(3):

a. *Whether the proposed use at the specified location is consistent with the policies embodied in the adopted master plan;*

Housing Element Policy HS 2.2 supports provision of a wide range of housing options and residential densities throughout the community. Further, in the Purpose section of the newly updated code section regarding vacation rentals, MMC 2-13-2, the Council finds and declares as follows:

> A. Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available, and assist owners of vacation home rentals by providing revenue which may be used for maintenance upgrades and deferred costs.
>
> B. Some communities where vacation rentals exist have experienced incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal vehicle parking and accumulation of refuse at vacation home rentals which require response from police, fire, paramedic and other public personnel.
>
> C. The transitory nature of occupants of vacation homes makes enforcement against the occupants difficult.
>
> D. The provisions of this chapter are deemed necessary to address potential impacts on residential neighborhoods posed by vacation rental homes.
>
> E. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner's property that may prohibit the use of such owner's residential property for short term rental purposes as defined in this chapter.
>
> F. The purpose of this chapter is to establish a clear, objective and enforceable authorization program for vacation home rentals (short-term rentals), to protect neighborhood quality of life, support tourism and economic activity, ensure tax compliance, and provide an efficient administrative process that rewards compliant operators and removes repeat problem operators.
>
> G. It is the intent of the City that vacation home rentals operate only when properly authorized, responsibly managed, and subject to meaningful enforcement. The City's enforcement priorities are (1) threat to life-safety, (2) chronic nuisance activity, and (3) repeated failure to respond to verified complaints.

The subject property is a modest 3-bedroom house located within an existing residential area. If guests follow the regulations described in MMC 2-13, the use of the property as a short-term rental is not expected to generate adverse impacts on surrounding land-uses. Surrounding land uses include other single-family residences.

b. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with the requirements of the zoning ordinance;

Comments: The Single-Family Residential (SF) District is "*intended as an area for moderate density residential uses in a suburban environment. The principal land uses are single-family detached homes, interspersed with parks, trails, open space and limited public facilities. Large lot subdivision development is discouraged. This district is appropriate for locations where suburban characteristics are desired and full public services are available.*"

Short-term rentals have limitations on activity designed to minimize and mitigate impacts on neighboring properties as outlined in MMC Chapter 2-13. The restrictions and limitations imposed on short term rentals are intended to address noise, maximum occupancy, and parking. If used reasonably and following the restrictions in MMC Chapter 2, Section 13, the short-term rental will be consistent with the principal purpose of the SF zoning district to provide residential accommodation to a limited group of people (i.e. a family).

c. Whether the proposed conditional use may be materially detrimental to the public health, safety, convenience and welfare, or may result in material damage or prejudice to other property in the vicinity;

Comments: The proposed short-term rental is intended primarily to provide lodging accommodation to a maximum of 10 persons. It is expected that compliance with rules on noise, occupancy, and parking will avoid significant detrimental impacts on the neighborhood. An existing 6' high masonry wall will help buffer activities between the proposed short-term rental and adjacent single-family residences. The proposed short-term rental use is not expected to be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity.

d. Whether the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on site or within the public rights-of-way to mitigate any adverse impacts which may result from the development, such as traffic, noise, odors, visual nuisances or other similar adverse effects. Such improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards and the addition of landscaping, walls or both, to ameliorate such impacts;

Comments: The proposed short-term rental is proposed within an area of mostly owner -occupied homes. Restrictions on noise, parking, and occupancy are expected to blunt primary impacts from the proposed rental. Transient impacts such as noise are expected to be addressed through the local agent, police, and possible licensing actions as described in MMC Section 2-13. An existing masonry wall along the side and rear property lines is expected to provide an effective buffer. The proposed short-term rental use is not expected to be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity.

e. Whether the proposed use will generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.

Comments: The proposed use should not generate hazardous pedestrian or vehicular traffic. The Institute of Traffic Engineers (ITE) trip generation rates indicate that the proposed use (Code 210-Single-family Detached Housing) would generate 9.52 vehicle trips per day per unit. (The ITE does not provide a separate rate for short term rentals. Rates are listed based on building type.)

Recommendation

Staff recommends that the City Council hold a public hearing, and Approve Conditional Use Permit Case No. **CUP-26-010**, to allow the residence at **665 Palos Verdes Drive** to be utilized as a short-term rental, subject to staff's recommendations.

Conditions of Approval:

Building Department
- Meet all applicable Building Codes and Standard Conditions.

Engineering Department
- Standard Conditions as applicable.

Planning
1. The applicant shall obtain a short-term rental license from the City prior to commencement of the use.

Public Works
- Standard Conditions as applicable.

Sanitation
- Standard Conditions as applicable.

Solid Waste
- Standard Conditions as applicable.

Fire & Rescue Department
- Meet all Fire Codes.

Mesquite
Nevada

Conditional Use Permit

Project Information

Project Name 665 Palos Verdes Dr. STR License

Project Location 665 Palos Verdes Dr. Mesquite, NV 89027

Assessor's Parcel Number(s) 001-10-214-006

Existing Zoning Gross Acres 0.16

Please explain the intent of this request Permit For a Short Term Rental license.

Applicant Signature Date 6/24/26

Applicant Information

Property Owner(s) Ever Daniel Siqueiros & Roberto Castro

Mailing Address 665 Palos Verdes Dr. Mesquite, NV 89027

Phone No (910) 578-6897 Email dansig1229@icloud.com Fax No N/A

Applicant (if different than Owner)

Mailing Address

Phone No Email Fax No

Contact Person/Representative (if different than Owner)

Mailing Address

Phone No Email Fax No

Office Use Only

Case No CUP-26-010 Application Fee $ 356

Date Received 6/29 Noticing Fee $ 300

Received By Planner DC

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ☐ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☑ Conditional Use Permit
- ☐ Other _____

Project Location 665 Palos Verdes Dr. Mesquite, NV 89027

Assessor's Parcel No(s) 001-10-214-006

Applicant Information

Property Owner(s) Ever Daniel Siqueiros & Roberto Castro

Mailing Address 665 Palos Verdes Dr. Mesquite, NV 89027

Applicant (if different than Owner) _____

Mailing Address _____

CITY OF MESQUITE
10 E MESQUITE BLVD.
MESQUITE NV 89027

702-346-5295

Receipt No: 7.000021785

Jun 30, 2026

EVER SIQUEIROS

Previous Balance:	.00
PLANNING - CUP-26-010	350.00
10-32-500 ZONE VARIANCE FEES	
PLANNING - NOTICING FEE	300.00
10-32-500 ZONE VARIANCE FEES	
Total:	650.00
CHECK Check No: 9002	650.00
Payor: EVER SIQUEIROS	
Total Applied:	650.00
Change Tendered:	.00

06/30/2026 9:12 AM

Buena Vista Circle
Palos Verdes Drive
Lot #13
Lot #2
Lot #3
Lot #4
Lot #12
Lot #11
Lot #5
Lot #6
Lot #1
737
717
737
679
665
657
656
649
699

Inst #: 20250211-0001101
Fees: $42.00
RPTT: $2177.70 Ex #:
02/11/2025 12:06:06 PM
Receipt #: 5810135
Requestor:
Stewart Title Las Vegas W
Recorded By: RYUD Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

A.P.N. No.:	001-10-214-006
R.P.T.T.	$2,177.70
File No.:	2510585 SB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	*Same as below*
When Recorded Mail To:	
Ever D. Siqueiros and Roberto Castro	
665 Palos Verdes Drive	
Mesquite, NV 89027	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Melissa A. McGarvin, Successor Trustee of the Larry & Susan McGarvin Revocable Trust, dated April 19, 2002** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ever D. Siqueiros, unmarried man and Roberto Castro, a married man as his sole and separate property, as joint tenants**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

*SUBJECT TO:
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Larry & Susan McGarvin Revocable Trust, dated
April 19, 2002

By: Melissa A. McGarvin

Melissa A. McGarvin, Successor Trustee

State of CO)
) ss
County of Arapahoe)

This instrument was acknowledged before me on the 22 day of Jan, 2025
By: Melissa A. McGarvin, Successor Trustee

Signature: _____
Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

YOUR DOCUMENT COPY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot Thirteen (13) of SANTA FE VISTAS SUBDIVISION PHASE III as shown by map thereof on file in Book 58 of Plats, Page 26, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 001-10-214-006
   b) _____
   c) _____
   d) _____
2. Type of Property:
   a. ☐ Vacant Land b. ☒ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property $ 427,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) (_____)
   c. Transfer Tax Value: $ 427,000.00
   d. Real Property Transfer Tax Due $ 2,177.70

4. **If Exemption Claimed**:
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Melissa A. McGarvin, Successor Trustee of the Larry & Susan McGarvin Revocable Trust, dated April 19, 2002
Address: 6874 S Franklin Cr
City: Littleton
State: CO Zip: 80122

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Ever D. Siqueiros and Roberto Castro
Address: 665 Palos Verdes Drive
City: Mesquite
State: NV Zip: 89027

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company
Address: 840 Pinnacle Ct, Bldg 7, Suite B
City: Mesquite
Escrow # 2510585 SB
State: NV Zip: 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Public Comments

Public Comment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

AGENDA ITEM
City Council Meeting
Meeting Date: August 11, 2026
Submitted by: Julie Goodsell
Submitting Department: City Clerk

Adjournment

Adjournment

PETITIONER: Julie Goodsell **DEPARTMENT:** City Clerk

RECOMMENDATION:

Background:

Fiscal Impact:

Budgeted Item: No

Attachments:

- Cover Page