



Notice and Agenda

Technical Review Meeting

Council Chambers - City Hall
10 E. Mesquite Blvd. - 2nd Floor
TUESDAY, AUGUST 4, 2026 - 2:30 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 Chair and Board. Additionally, the Chair and Board 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.

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

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[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

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- 4.2 Council and Staff's Comments and Reports

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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

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[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

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[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

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6. Public Comments

After all council business has concluded, this 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

7. Adjournment

7.1 Adjournment

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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>