

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, NOVEMBER 4, 2025

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

Planning Commission Briefing and Regular Meeting Minutes for 09/16/25.

ROUTINE ACTION ITEMS (4 – 15): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 9 through 15 will be forwarded to the Board of County Commissioners' meeting for final action.

4. DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN MARKETPLACE S P E L L C LEASE:
DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-75) Overlay. Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve

remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0166-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until November 4, 2026 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:
USE PERMIT for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.
DESIGN REVIEW for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone. Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

7. VS-25-0655-SC FLAIMNGO HOLDINGS, LLC:
VACATE AND ABANDON a portion of right-of-way being Flamingo Road between Boulder Highway and Nellis Boulevard within Paradise (description on file). JG/rp/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Monsoon Channel improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. WS-25-0398-REDWOOD TORAH CENTER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.
DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/dd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that all subsequent phases beyond Phase 1 of UC-22-0557 must commence by November 16, 2025 or the application will expire unless extended with an approval of an extension of time as a public hearing; within 2 years from the approval date this application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

9. PA-25-700039-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS: PLAN AMENDMENT to redesignate the land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acres. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/rk (For possible action)

ADOPTED - FORWARDED TO THE 12/03/25 BCC MEETING

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

10. ZC-25-0648-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS: ZONE CHANGE to reclassify 3.99 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon (description on file). AB/rk (For possible action)

APPROVED - FORWARDED TO THE 12/03/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

11. VS-25-0649-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS: VACATE AND ABANDON easements of interest to Clark County located between Oso Blanca Road and Alpine Style Drive (alignment), and Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/md/kh (For possible action)

APPROVED - FORWARDED TO THE 12/03/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

12. UC-25-0651-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
USE PERMIT for a proposed mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed mini-warehouse facility on a 2.0 acre portion of a 3.99 acre site in a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)

APPROVED - FORWARDED TO THE 12/03/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- The west elevation of the mini-warehouse per plans submitted on November 4, 2025;
- Wall-mounted lighting fixtures shall be installed at a maximum height of 10 feet on the building's exterior;
- The northern and western landscape areas incorporate 6 to 8 inches cobble groundcover;
- Any additional signage not mounted to the building to be reviewed as public hearing by the Planning Commission.
- Installation of security gates;
- No entry between the hours of 12:00 a.m. and 6:00 a.m.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**11/25/25 Revision to NOTICE OF FINAL ACTION - ITEMS #13, #14, & #15
TUESDAY, NOVEMBER 4, 2025
BOARD OF COUNTY COMMISSIONERS' MEETING**

**Additions indicated by *italics*
Deletions indicated by ~~strikeouts~~**

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 and mark the commencement of the twenty-five (25) day limitation period specified.

13. PA-25-700040-BRIDGESOURCE, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) on 384.28 acres. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa. MK/gc (For possible action)

DENIED - FORWARDED TO THE 12/03/25 BCC MEETING.

~~Fire Prevention Bureau~~

- ~~No comment.~~

~~Clark County Water Reclamation District (CCWRD)~~

- ~~No comment.~~

14. PA-25-700041-BRIDGESOURCE, LLC:
PLAN AMENDMENT to amend the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: 1) remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; 2) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; 3) remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and 4) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005 within Moapa and Moapa Valley. MK/gc (For possible action)

DENIED - FORWARDED TO THE 12/03/25 BCC MEETING.

~~Fire Prevention Bureau~~

- ~~No comment.~~

~~Clark County Water Reclamation District (CCWRD)~~

- ~~No comment.~~

15. ZC-25-0658-BRIDGESOURCE, LLC:
ZONE CHANGE to reclassify 384.28 acres from an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone to an IH (Industrial Heavy) Zone. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa (description on file). MK/gc/kh (For possible action)

NO RECOMMENDATION - FORWARDED TO THE 12/03/25 BCC MEETING.

~~Public Works—Development Review~~

- ~~Drainage study and compliance with future development.~~

Fire Prevention Bureau

- ~~No comment.~~

Clark County Water Reclamation District (CCWRD)

- ~~Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.~~

NON-ROUTINE ACTION ITEMS (16 – 19): These items will be considered separately.

16. UC-25-0520-ELVI ASSOCIATES, LLC:
HOLDOVER USE PERMIT for a school.
DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh
(For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year review for circulation from date of Certificate of Occupancy or date of opening;
- 1 year to commence and review or the application will expire unless extended with approval of an extension of time;
- Maximum 600 students, 300 elementary school students and 300 middle school students for the first year and can be increased with an application for review;
- Staggered start and end times;
- Provide adult supervision for students crossing the streets;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Applicant to design and construct school flashers on Maryland Parkway and Escondido Street;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and submit separate document if required, for dedication of any necessary right-of-way and easements for the Maryland Parkway BRT improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

17. UC-25-0663-5080 JUDSON AVE, LLC:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce the height of the security fencing wire; and 3) eliminate on-site parking.

DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree-in-lieu is required for any required trees waived.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

18. WS-25-0617-MUCKLERROY, MARTIN ALLEN:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed storage building in conjunction with an existing single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Laredo Street and east of Monte Cristo Way within Spring Valley. JJ/jam/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

19. WS-25-0660-RAZEE ZINNIA & RAZEE NICOLAS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Fort West Road and east of Mustang Street within the Lone Mountain planning area. MK/nai/kh (For possible action)

HELD - 11/18/25 - per the Board of County Commissioners.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.