

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JUNE 18, 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)

Board of County Commissioners' Zoning Meeting minutes for 05/21/25.

ROUTINE ACTION ITEMS (4 – 9): 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 and be heard separately when directed by the Board of County Commissioners.

4. WS-25-0271-CV FLAMINGO, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk to remain in conjunction with an existing restaurant on a portion of 2.5 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) and Midtown Maryland Parkway Overlays. Generally located on the north side of Flamingo Road, 183 feet east of University Center Drive within Paradise. TS/sd/cv (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

- **Traffic study and compliance with future development of the site.**

5. WS-25-0331-TROPICANA TRAILS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within a public right-of-way.
DESIGN REVIEW for modifications to a previously approved multi-family residential development on 2.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway, 288 feet south of Tropicana Avenue within Whitney. JG/r/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge the waiver of development standards under UC-24-0360;**
- **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;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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 #0107-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. ZC-25-0325-CHETAK DEVELOPMENT:
ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

7. VS-25-0326-CHETAK DEVELOPMENT:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment), and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Applicant to construct a worm island median along Valley View Boulevard;
- 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-25-0327-CHETAK DEVELOPMENT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce the driveway approach distance.

DESIGN REVIEW for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No call box to be installed along the north drive-thru located on the north side of Building B;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Full off-site improvements;
- Applicant to construct a worm island median along Valley View Boulevard;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. **TM-25-500082-CHETAK DEVELOPMENT:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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;
- Full off-site improvements;
- Applicant to construct a worm island median along Valley View Boulevard;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS (10 – 59): These items will be considered separately.

10. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:
AMENDED HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight. MN/dd/kh (For possible action)
HELD - 07/02/25 - per the applicant.
11. UC-25-0169-OBJECT DASH, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
HELD - 08/20/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.
12. UC-25-0247-DIAMOND RANCH I, LLC:
HOLDOVER USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/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; a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Commercial pan driveway per Uniform Standard Drawings 222.1 and 224.**
- **Applicant is advised that off-site improvement permits may be required.**

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.**

13. UC-25-0254-GONZALEZ, MARCELINO:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.

DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

HELD - 07/02/25 - per Commissioner Segerblom.

14. UC-25-0322-NEVADA PROPERTY WEST, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow alternative driveway geometrics.

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

HELD - 07/02/25 - per the applicant.

15. UC-25-0344-VJ NETWORK, LLC:

USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action)

DENIED - with prejudice.

16. VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way; a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road; and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/r/kh (For possible action)

HELD - 07/16/25 - per the applicant.

17. WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths. DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley. MN/rr/kh (For possible action)

HELD - 07/16/25 - per the applicant.

18. VS-25-0317-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC: VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and Tropical Parkway, and between Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/dd/cv (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

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

19. WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC: WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. AB/dd/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.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install a 5 foot concrete path along Corbett Street and Grand Canyon Drive.

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, 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.

20. VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (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

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

21. UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
USE PERMIT for a proposed mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify buffering and screening; 3) eliminate street landscaping; 4) increase fill height; 5) increase retaining wall height; 6) reduced driveway throat depth; and 7) allow attached sidewalks.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Applicant to coordinate with Public Works - Development Review for the installation of detached sidewalks along Frias Avenue.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0528-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. VS-25-0330-WNDG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (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

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

23. UC-25-0329-WNDG, LLC:

USE PERMITS for the following: 1) mini-warehouse facility; and 2) outdoor storage and display. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify buffering and screening along a freeway; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to remove the two (2) parking spaces north of the driveway and the two (2) parking spaces east of the driveway.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0085-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. **WS-25-0342-WALGREEN CO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing attached sidewalk; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise. JG/sd/cv (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;**
- **The installation of detached sidewalks may require the vacation and abandonment of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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 #0181-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

25. **WS-25-0346-CHURCH FIRST CONGREGATIONAL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) eliminate street landscaping; 3) increase maximum parking; 4) allow alternative driveway geometrics; 5) allow an existing attached sidewalk; 6) waive off-site improvements (streetlight and sidewalk); and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a place of worship redesign on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and east of Horseshoe Drive within Paradise. JG/sd/cv (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, and payment of the tree fee-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.

Public Works - Development Review

- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

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 #0182-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

26. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)

ADOPTED.

27. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Right-of-way dedication to include 50 feet for Buffalo Drive, 40 feet for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

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

28. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to back of curb 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.

29. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise.
JJ/rk (For possible action)

ADOPTED.

32. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb 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.

34. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow new attached sidewalks; and 5) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge NZC-22-0305;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. **TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

HOLDOVER TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/tr/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

36. **PA-25-700019-HU TU TSUEI:**

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action)

ADOPTED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

37. ZC-25-0231-HU TU TSUEI:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-25-0234-HU TU TSUEI:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (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

- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

39. UC-25-0232-HU TU TSUEI:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code.; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. PA-25-700020-COUNTY OF CLARK (AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action)

ADOPTED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.**

41. ZC-25-0258-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.**

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

42. **VS-25-0257-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action)

APPROVED.**CONDITIONS OF APPROVAL -****Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 4 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

- **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.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.**

43. **WS-25-0259-COUNTY OF CLARK (AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from the property line to a residential driveway; 2) reduce back of curb radius; and 3) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

44. PUD-25-0260-COUNTY OF CLARK (AVIATION):

PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

APPROVED.**CONDITIONS OF APPROVAL -****Comprehensive Planning**

- No 3 story units on west boundary (Lots 1 - 14);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-25-500065-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No 3 story units on west boundary (Lots 1 - 14).
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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;

- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. PA-25-700022-LRLJ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment), and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)

ADOPTED.

47. ZC-25-0274-LRLJ, LLC:

ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. VS-25-0275-LRLJ, LLC:

VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- 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.

49. WS-25-0276-LRLJ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow attached sidewalk; 3) reduce back of curb radius; and 4) alternative turnaround.

DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2A WAS WITHDRAWN.

50. TM-25-500066-LRLJ, LLC:

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Parcel maps to record prior to the recordation of the Final Map.
- Applicant is advised that within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

51. ZC-25-0238-PHO, LLC:
HOLDOVER ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action)
HELD - 07/16/25 - per the applicant.
52. VS-25-0239-PHO, LLC:
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)
HELD - 07/16/25 - per the applicant.
53. UC-25-0240-PHO, LLC:
AMENDED HOLDOVER USE PERMITS for the following: 1) a proposed hotel; 2) personal services (beauty salon); 3) outdoor dining, drinking, and cooking; 4) live entertainment; and 5) restaurant and related facilities.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce and eliminate street landscaping; 4) reduce drive aisle width (no longer needed); 5) allow an existing attached sidewalk (no longer needed); and 6) alternative driveway geometrics.
DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action)
HELD - 07/16/25 - per the applicant.
54. ZC-25-0297-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:
HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan (description on file). JJ/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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.

55. VS-25-0299-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cullen Avenue and Roark Avenue (alignment), and between Hinson Street and Schuster Street within Sloan (description on file). JJ/gc/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

- Drainage study and compliance;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

56. WS-25-0298-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) reduce driveway approach distance.

DESIGN REVIEW for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan. JJ/gc/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 2 years to review all waivers of development standards or the waivers of development standards will expire;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with

all conditions and deadlines.

Public Works - Development Review

- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;**
- **Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

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.**

AGENDA ITEM

57. AG-25-900437: Consider a request for reconsideration of PA-25-700018, ZC-25-0221, VS-25-0222, and WS-25-0223; and direct staff accordingly. MK/sr (For possible action)

APPROVED - RECONSIDERATION APPROVED.

ORDINANCES – INTRODUCTION

58. ORD-25-900232: Introduce an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley. MN/dw (For possible action)

INTRODUCED - public hearing 07/02/25.

59. ORD-25-900389: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on March 19, 2025. (For possible action)

INTRODUCED - public hearing 07/02/25.

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.