

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, NOVEMBER 5, 2025**

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**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.

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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 10/08/25.**

**ROUTINE ACTION ITEMS (4 – 17):** 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. DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:  
HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/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 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.

**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 and comply with all requirements of any and all determinations, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation (DOA).
- 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 shall be issued until applicant provides evidence that an unexpired "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 DOA;
- 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.
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport (Airport). A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA ([airspace@lasairport.com](mailto:airspace@lasairport.com)) prior to the issuance of building permits.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.
- Applicant must submit a plan to the DOA ([airspace@lasairport.com](mailto:airspace@lasairport.com)) for review and approval addressing lighting, solar panels, illuminated signage, and reflective surfaces with potential to impact aviation safety. The plan must include a reflectivity (glare) analysis demonstrating that no significant impact on aircraft activity will occur at Airport. All exterior lighting must be dimmable or otherwise adjustable, with the capability to implement modifications if requested by the DOA or the airlines. Building permits shall not be issued until the DOA Airspace Manager has approved the plan, which may include additional conditions necessary to mitigate glare or reflection hazards to aviation.
- Applicant must prepare a proposed Wayfinding / Signage plan for the DOA's review and approval ([landuse@lasairport.com](mailto:landuse@lasairport.com)), before building permits can be issued. Applicant must coordinate with and comply with all requirements of Public Works regarding proposed signage within public rights-of-way. The Wayfinding / Signage plan shall show the location of all proposed signage located on public and private Airport roads, sign sizes, sign panels, structures, and denote any power requirements for illumination. The purpose of the plan is to ensure that signage facilitates safe and efficient traffic circulation, prevents driver confusion, and maintains clear routing for emergency responders accessing Airport facilities, including the east side fuel farm.
- Applicant must provide a traffic study (including, but not limited to, Traffic Demand Estimates, Queuing Analysis, 3-Point Turn evaluation, Traffic Mitigation measures, and Traffic Impact Analysis) prepared by a Nevada Registered Engineer with appropriate experience in traffic engineering for the DOA's review and approval, prior to the issuance of building permits ([landuse@lasairport.com](mailto:landuse@lasairport.com)). Applicant must comply with the recommendations of the traffic study and with any additional requirements imposed by the DOA to mitigate project-generated impacts. Based on the traffic study, the DOA may require Applicant to enter into a cost sharing agreement for the maintenance of private Airport roadways to account for added traffic generated by the project.

- Prior to the issuance of building permits, applicant must demonstrate that emergency response times to the east side Airport fuel farm Fire Department Connections (FDC) are not degraded by project-generated traffic.
- Drainage study and compliance. Submit for DOA review (landuse@lasairport.com) and approval, prior to the issuance of building permits.
- Applicant must establish its own independent connections to public utilities necessary for the project at its sole cost. This includes metered connections to public water and sewer. Any utility alignment(s) across Airport property must be submitted to and approved in writing by DOA (landuse@lasairport.com). At DOA's discretion, the necessary easement(s) may be granted, which shall not be unreasonably withheld.
- Applicant must prepare and submit for DOA (landuse@lasairport.com) review and approval prior to the issuance of building permits, a barrier plan for the western perimeter of APN 162-27-301-009. Applicant must construct the approved barrier (e.g., wall, boulders, bollards) which must include a vehicle crash mitigation rail designed to withstand a Department of Defense K-rating of K12 (15,000-pound vehicle at 50 miles per hour). This requirement is necessary to provide crash protection for the adjacent Airport fuel farm and to mitigate risks to critical aviation infrastructure due to increased traffic generated by the project.
- Applicant must erect 6 foot high decorative fencing around the remainder of the parcel, excluding the above-mentioned barrier and ingress/egress points, to prevent free access of those on foot onto Airport roadways and walking paths and maintain secure boundaries adjacent to fuel farm and Airport operational areas.
- Applicant must revise the building plan to enclose the northern section of the garage to match the western portion of the garage to prevent line of sight to the airfield.
- Applicant must construct solid wall(s) along the western and northern perimeters of the parking garage roof level to eliminate any physical view of the existing aviation fuel tanks and the airfield, subject to FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and DOA approval of design. This is required to enhance safety and security by reducing visibility and targeting risks to critical fuel storage and airfield operations. DOA (landuse@lasairport.com) will consider alternative screening methods if they achieve equivalent levels of safety and security mitigation.
- Applicant must preserve existing fire access to the Airport's east side fuel farm.
- Due to the enhanced traffic created by the project and proximity of the project to secure Airport areas, Applicant shall provide 24/7 onsite security patrols or other security measures approved by DOA Security. Applicant must provide to the DOA Security team (landuse@lasairport.com) direct phone numbers for security and onsite property management.
- Applicant is advised that the project site is a private parcel and will not receive Airport-based emergency services. Emergency response will be provided by the appropriate municipal emergency service providers with jurisdiction. Applicant is responsible for ensuring that site access, circulation, and security measures are designed to accommodate timely response by those providers.
- Due to the close proximity of the project to secure Airport areas and Airport operations, Applicant must work with the DOA Security team (landuse@lasairport.com) to develop, review, and approve a safety and security plan prior to the issuance of building permits, as it pertains to Airport security to include: camera placement, camera type, camera fields of view, procedures for Airport access to video footage in the event of an emergency, safety, or security incidents, and video preservation, storage and retention protocols.
- Prior to the issuance of building permits, applicant must provide a construction plan (landuse@lasairport.com) demonstrating they are able to construct the project on its property (including the temporary laydown area) without encroaching onto Airport property.

- Design review as a public hearing for signage and lighting plan will be required, which may require additional Determinations of No Hazards, Permits from the Director of Aviation or Variances from the AHABA, and/or reflectivity (or glint and glare) analysis.
- Applicant must obtain and comply with all permits, approvals, and authorizations required for the project's commercial uses, whether issued by the DOA or other applicable regulatory authorities, prior to commencing such operations.

#### **Fire Prevention Bureau**

- Does not appear to meet fire code access requirements. Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### **5. SDR-25-0657-KOVAL LANE HOSPITALITY, LLC:**

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message units, video; 2) increase the number of electronic message units; and 3) increase the height of a directional sign in conjunction with an existing casino and hotel (Ellis Island) on 5.29 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Koval Lane and north of Rochelle Avenue within Paradise. JG/md/kh (For possible action)

#### **APPROVED.**

#### **CONDITIONS OF APPROVAL -**

##### **Comprehensive Planning**

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

##### **Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane widening improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.
- Applicant is advised that signs are not permitted within the right-of-way.

#### **6. AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC:**

HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Remove the time limit.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

7. ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) modified driveway design; and 2) alternative landscaping along a street.  
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay. Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until June 21, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application 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**

- Compliance with previous conditions.

8. UC-25-0659-RMMJ, LLC:  
USE PERMIT for a mini-warehouse.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Maryland Parkway Overlay standards; and 2) allow an attached sidewalk to remain.  
DESIGN REVIEW for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located east of Maryland Parkway and south of Reno Avenue within Paradise. JG/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Driveway on Reno Avenue to be gated for emergency access only;
- Vacate any unnecessary rights-of-way and/or easements.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0109-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **9. ZC-25-0646-NITE OWL, LLC:**

ZONE CHANGE to reclassify 0.66 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Naples Drive and west of Paradise Road within Paradise (description on file). JG/gc (For possible action)

#### **APPROVED.**

#### **CONDITIONS OF APPROVAL -**

##### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### **Clark County Water Reclamation District (CCWRD)**

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

#### **10. ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise (description on file). JJ/gc (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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0167-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/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;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the 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.

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

- No objection.

12. DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
DESIGN REVIEW for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Design review for signage;
- Design review for the north undeveloped portion of the site;

- Coordinate cross access with the northern portion of the site if the northern portion is approved for and constructed with a similar commercial use with consistent level of intensity;
- 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**

- One commercial driveway allowed on Dean Martin Drive for the entire site;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb 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 #0167-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS: ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)

#### **APPROVED.**

#### **CONDITIONS OF APPROVAL -**

#### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.



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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

14. WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley. MK/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Waiver of off-sites approved for Leavitt Street and Waite Avenue;
- NDOT approval required for Moapa Valley Boulevard;
- Drainage study with future development;
- Right-of-way dedication to include 30 feet for Leavitt Street and associated spandrel.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

15. ORD-25-900645: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV 4 Development, LLC for a single-family residential development on 2.04 acres, generally located east of Torrey Pines Drive and north of Levi Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

16. ORD-25-900701: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 2.14 acres, generally located west of Giles pie Street and north of Wellspring Avenue within Enterprise. MN/dw (For possible action)

**ADOPTED.**

17. ORD-25-900803: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 18, 2015, January 3, 2024 and August 6, 2025. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (18 – 45):** These items will be considered separately.

18. MPC-25-0332-MOAPA NORTH VILLAGE, LLC:  
CONCEPT SPECIFIC PLAN for a mixed-use master planned community on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Town Center existing Master Plan land use categories of Corridor Mixed-Use and Entertainment Mixed-Use are to be maintained;
- North Village existing RS80 zoning district is to be maintained;
- Agricultural Overlay to be developed for the North Village;
- Hidden Valley Master Plan land use category to be Business Employment;
- South Village total number of single-family dwelling units is not to exceed 618;
- PFNA/RISE reports to address lighting standards and impacts to dark skies;
- The parks and trails section of the PFNA/RISE reports to address off-highway vehicle, hiking, and equestrian trails;
- And the Geotechnical section of the PFNA/RISE reports to contain a naturally occurring asbestos assessment.
- Applicant is advised that a Specific Plan needs to be submitted in one year or the application will expire unless extended with an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage Study with future development;
- Nevada Department of Transportation concurrence will be required;
- If the streets within the development are to be public, they must be built in accordance with all County standards, including Clark County Code and Uniform Standard Drawings;
- The traffic study shall determine the minimum required number of travel lanes for each street section;
- Any proposed street, which crosses a U.P.R.R. facility, shall have approval of the railroad;

- Developer may be required to provide the County with a maintenance yard for storage of signs, streetlights, road maintenance materials, and equipment, the location and size of the yard is dependent upon the amount of public infrastructure constructed by the development, a yard of sufficient size as determined by the County, must be provided prior to the County's maintenance of any streets.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0540-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. PA-25-700036-USA:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action)

**HELD - 11/19/25 - per the applicant.**

20. ZC-25-0571-USA:  
ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

**HELD - 11/19/25 - per the applicant.**

21. WS-25-0573-USA:  
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

**HELD - 11/19/25 - per the applicant.**

22. PUD-25-0572-USA:  
PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

**HELD - 11/19/25 - per the applicant.**

23. TM-25-500142-USA:  
TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

**HELD - 11/19/25 - per the applicant.**

24. ET-25-400092 (UC-20-0493)-5051 SLV, LLC:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until August 20, 2027 to commence or the application will expire unless extended with approval of an extension of time;**
- **Construction crane to be removed from the property within 30 days;**
- **Enclose the site with a solid 8 foot high wood construction fence;**
- **24-hour manned security must remain until permanent perimeter fencing has received final inspection and only after final inspection of the fence is completed can the 24-hour manned security transition to 24-hour surveillance security;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

**Department of Aviation**

- **The Applicant shall be 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 DOA.**
- **If the Applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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. The 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 will be issued until the Applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA.
- The Applicant shall be 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 the 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.

25. ET-25-400108 (UC-23-0648)-SKY HI, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cannabis establishment (consumption lounge); and 2) modify design and development standards for the Midtown Maryland Parkway Design Overlay District.

DESIGN REVIEWS for the following: 1) a cannabis consumption lounge; 2) additions to an existing commercial building; and 3) site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/my/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Review required 6 months from date of valid Clark County Business license for this cannabis consumption lounge;
- Until November 8, 2027 to obtain a valid Clark County business license for this cannabis consumption lounge, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

26. UC-25-0601-DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY, INC.:

HOLDOVER USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate street landscaping; 3) reduce and eliminate parking lot landscaping; 4) reduce buffering and screening; 5) modify residential adjacency standards; 6) alternative driveway geometrics; and 7) waive full off-site improvements.

DESIGN REVIEW for an existing place of worship and proposed storage building on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport

Environs (AE-60) Overlays. Generally located north of Ponderosa Way and east of Jones Boulevard within Spring Valley. MN/dd/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Landscaping shall be installed in compliance with the landscape plan on file under UC-0509-17 with a revision date of 06/20/17 including new trees east of the storage building as shown on plans presented at the November 3, 2025 Zoning meeting;
- Storage building limited to storage only;
- Maintain residential appearance and no signage to indicate this is a place of worship;
- Certificate of Occupancy of place of worship limited to 42 people at any one time;
- Minimum of 42 code compliant parking spaces shall be provided which may require restriping of portions of the parking lot;
- Parking spaces to be used for parking only (no outdoor events, no overnight or long-term parking allowed);
- Parking lighting to be shielded and minimized in height and brightness to minimize impact on neighborhood;
- Standing or idling vehicles shall be directed to parking lot and shall not remain in the front of the building;
- Gates to be set back in front of building;
- Decorative stucco 8 foot high walls on north and east sides of property adjacent to residential property;
- No amplification of sound outdoors or indoors that is projected or heard outdoors;
- Hours of occupancy limited to 9:00 a.m. to 9:00 p.m.;
- No retreats or overnight stays;
- No rental or other use the structure(s) or parking lot for any purpose (i.e. storage, celebrations, parties, garage sales, or rummage sales);
- No on-site food preparation allowed, except BBQ on rear patio; no outdoor activities or congregating allowed, except on existing patio at rear of property;
- 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;
- Applicant to construct a 5 foot asphalt path along Ponderosa Way.
- Applicant is advised that block walls shall not encroach into sight-visibility zones.

**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.

27. UC-25-0665-WARM SPRINGS CAPITAL MANAGEMENT, LLC:  
USE PERMIT to allow gas station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.  
DESIGN REVIEW for a retail store and gas station on 0.95 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Eastern Avenue within Paradise. MN/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **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 off-site improvement 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0168-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.**

28. WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow a gated community; 3) increase fill height; 4) increase retaining wall height; and 5) waive full off-site improvements.  
DESIGN REVIEW for a single-family residential subdivision on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Wall along Mustang Street is to incorporate wrought iron fencing and/or tiered walls and shall be reviewed and approved with an Administrative Design Review;**
- **The separation between any perimeter redundant walls shall be 4 inches or less or at least 30 inches wide with the gap at the end of any redundant walls to be secured with a see thru, locked gate which allows for access, visibility, and maintenance, and areas between said walls shall be kept free of debris and weeds;**

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.

#### **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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and an interlocal agreement with City of Las Vegas will also be required.

#### **WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.**

29. TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS:  
TENTATIVE MAP consisting of 8 single-family residential lots on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/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;
- Execute a Restrictive Covenant Agreement (deed restrictions).



**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.

**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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and an interlocal agreement with City of Las Vegas will also be required.

**30. WS-25-0666-SVIC LAND, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow off-site temporary construction activities; 2) waive off-site improvements (sidewalk, streetlights, and paving); and 3) waive dedication of right-of-way on a 12.5 acre portion of 21.37 acres in the RS80 (Residential Single-Family 80) and CR (Commercial Resort) Zones. Generally located west of Las Vegas Boulevard South and south of SR 161 within the South County planning area. MN/md/kh (For possible action)

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

- Temporary on-site construction activities to cease within 3 years of approval date unless extended with approval of an extension of time.
- 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 and application for review; 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**

- 3 year review of off-sites;
- Any future applications will require full off-site improvements or pay a contribution for local roadway, drainage, or trail related improvements in District A in lieu of constructing full off-site improvements and any right-of-way dedication, as determined by Public Works.

**Department of Aviation**

- If temporary power poles are to be erected onsite, the 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 temporary power poles are to be erected onsite and the 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.;
- If temporary power poles are to be erected onsite 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. The Determination of No Hazard must not be expired.
  - 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.

#### **31. WS-25-0667-SVIC LAND, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow off-site temporary construction activities; 2) waive full off-site improvements; and 3) waive dedication of right-of-way on 28.78 acres in the RS80 (Residential Single-Family 80), CG (Commercial General), CR (Commercial Resort), and PF (Public Facility) Zones. Generally located east of Las Vegas Boulevard South and north of Prison Road within the South County planning area. MN/ji/kh (For possible action)

#### **APPROVED.**

#### **CONDITIONS OF APPROVAL -**

##### **Comprehensive Planning**

- Temporary on-site construction activities to cease within 3 years of approval date unless extended with approval of an extension of time.
- 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**

- 3 year review of off-sites;
- 50 foot setback between the lay-down yard and Special Flood Hazard Area (SFHA) Zone A;
- Any future applications will require full off-site improvements or pay a contribution for local roadway, drainage, or trail related improvements in District A in lieu of constructing full off-site improvements and any right-of-way dedication, as determined by Public Works.

#### **Department of Aviation**

- If temporary power poles are to be erected onsite, the 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 temporary power poles are to be erected onsite and the 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.;
- If temporary power poles are to be erected onsite 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. The Determination of No Hazard must not be expired.
- 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.

32. PA-25-700038-CHURCH BAPTIST FIRST KOREAN:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action)

**HELD - 11/19/25 - per the applicant.**

33. ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:  
ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

**HELD - 11/19/25 - per the applicant.**

34. VS-25-0591-CHURCH BAPTIST FIRST KOREAN:  
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

**HELD - 11/19/25 - per the applicant.**

35. WS-25-0592-CHURCH BAPTIST FIRST KOREAN:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.  
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

**HELD - 11/19/25 - per the applicant.**

36. TM-25-500150-CHURCH BAPTIST FIRST KOREAN:  
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

**HELD - 11/19/25 - per the applicant.**

37. ZC-25-0661-CDC LAND, LLC SERIES D:  
ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action)

**HELD - 12/03/25 - per the applicant.**

38. UC-25-0662-CDC LAND, LLC SERIES D:  
USE PERMIT for truck parking/staging.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.  
DESIGN REVIEW for truck parking/staging and an outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh (For possible action)

**HELD - 12/03/25 - per the applicant.**

39. ZC-25-0669-B & O INVESTMENT, LLC:  
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Gilespe Street within Enterprise (description on file). MN/rk (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. VS-25-0672-B & O INVESTMENT, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Windmill Lane located between Giles pie Street and Rancho Destino Road, and a portion of a right-of-way being Giles pie Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

41. WS-25-0670-B & O INVESTMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce throat depth; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise. MN/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Per revised site plans dated October 28, 2025;
- Long-term lodging (stays longer than 30 days) are prohibited;
- 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.
- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at [pa@snhd.org](mailto:pa@snhd.org) or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to [pa@snhd.org](mailto:pa@snhd.org) at least 30 days prior to beginning construction

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **APPEAL**

42. WS-25-0557-TAXPAYER & TAXPAYER:

APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

**HELD - 11/19/25 - per the applicant.**

## **ORDINANCES – INTRODUCTION**

43. ORD-25-900529: Introduce an ordinance to consider adoption of a Development Agreement with 10800 LVB LLC for a congregate care facility and tavern on 5.0 acres, generally located east of Las Vegas Boulevard and north of Erie Avenue within Enterprise. MN/dw (For possible action)

**INTRODUCED - public hearing 11/19/25.**

44. ORD-25-900736: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 3.98 acres, generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

**INTRODUCED - public hearing 11/19/25.**

45. ORD-25-900854: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 21, 2021 and August 20, 2025. (For possible action)

**INTRODUCED - public hearing 11/19/25.**

## **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.