

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, OCTOBER 8, 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 09/03/25.

ROUTINE ACTION ITEMS (4 – 31): 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-25-0596-ROBINDALE & ASSOCIATES, LLC:
DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/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.

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. 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

5. SDR-25-0597-ROBINDALE & ASSOCIATES, LLC

SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/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.

6. DR-25-0600-DECATUR POST, LLC:

DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. 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.

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. 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;
- 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.

Fire Prevention Bureau

- Applicant is advised that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0108-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:
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)

HELD - 11/05/25 - per the applicant.

8. AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until September 4, 2027 to review or 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 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

9. ET-25-400076 (DR-21-0714)-LVBN PROPERTY, LLC:
HOLDOVER DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) distribution center; and 2) finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)

DENIED.

10. ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.
DESIGN REVIEWS for the following: 1) recreational facility (pickleball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until September 21, 2027 to commence and review 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 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.**

11. UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
HOLDOVER USE PERMIT for a recreational or entertainment facility.
DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **The special use permit is limited to lantern festival only;**
- **File a review of the lantern festival prior to May 8, 2026;**

- The dates for the lantern festival event will be December 19, 2025 through March 8, 2026 (dates do not include setup and breakdown);
- Point of contact for lantern festival to be provided to Commissioner's office with a copy to Comprehensive Planning prior to event setup;
- Maximum height of all lighted lantern structures will be 35 feet;
- Lantern lights to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when lantern lights will be turned off by 11:30 p.m.;
- Lantern lights to be turned off by 11:30 p.m. Thursday through Saturday;
- No spotlights will be used;
- Speakers for the lantern event to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when speakers will be turned off by 11:00 p.m.;
- Speakers for the lantern event to be turned off by 11:00 p.m. on Thursday through Saturday;
- Speakers in lantern festival zones are limited to a maximum height of 10 feet and shall not be pointed towards Turnberry Towers (south of site);
- There will be no speakers in the food court or food truck area;
- No public address system (PA) loud speakers will be used;
- On site security will be provided for the duration of the lantern festival;
- There will be on site queuing area of approximately 600 feet from the driveway off Paradise Road to ensure traffic does not back up onto Paradise Road and Karen Avenue;
- Traffic management staff will be provided when the event is open to the public;
- Tickets will have 2 hour time slot increments to help manage the traffic flow for those attending the lantern festival.
- 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 the off-site improvements;
- Drainage study and compliance.
- Applicant to coordinate with Public Works - Development Review on the commercial driveway access for temporary events;
- Traffic management plan to be reviewed by Public Works.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer

System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

12. UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge DR-23-0776;**
- **Administrative Design Review required for alternative street landscaping consisting of trees and groundcover along Lamb Boulevard (shrubs are not required);**
- **Fencing to be installed around unimproved area labeled “0.98 ACRES UNDEVELOPED” on the site plan on file;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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 #0109-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.

13. VS-25-0576-HIGHLAND & STERLING, LLC:
VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/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

- 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 this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

14. WS-25-0575-HIGHLAND & STERLING, LLC:
AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth (no longer needed). DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/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

- 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.

Fire Prevention Bureau

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

15. VS-25-0584-REMINGTON SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessori Street within Spring Valley (description on file).
MN/md/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

- 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 Sunset Road 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 this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

16. UC-25-0583-REMINGTON SUNSET, LLC:

USE PERMIT for offices.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce buffering and screening; and 3) reduce throat depth.

DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Coordinate cross access with the parcel to the east if said parcel is approved for and constructed with an office use;

- 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;
- 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 Sunset Road 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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 0192-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. TM-25-500149-REMINGTON SUNSET, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/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;
- 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 Sunset Road 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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 0192-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action)

ADOPTED.**CONDITIONS OF APPROVAL -****Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

19. ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):
ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/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;
- 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.

21. UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Double row of trees required along the east property line;
- 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;
- No community gates are to be installed;
- Coordinate with Public Works - Development Review Division for the bridges over the Duck Creek Channel;
- 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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)

ADOPTED.**CONDITIONS OF APPROVAL -****Fire Prevention Bureau**

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

23. ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGES for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (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.

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 #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/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

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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, 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.

25. WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback.
DESIGN REVIEW for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Side elevations of residences to include a minimum of 2 architectural features in accordance with Title 30;
- Enter into a standard development agreement prior to any permits 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 45 feet to the back of curb for Valley View Boulevard;
- 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, 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.

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 #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/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 45 feet to the back of curb for Valley View Boulevard;
- 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All streets shall have approved names and suffixes;

- **Approved street name list is required from the Combined Fire Communications Center;**
- **Irish Rose Street is a sound alike street name.**

Fire Prevention Bureau

- **Applicant is advised 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 #0067-2025 to obtain your POC exhibit. Flow contributions exceeding CCWRD estimates may require another POC analysis.**

27. CP-25-900588: Conduct a public hearing, adopt an amendment to the Flood Control Master Plan, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

28. ORD-25-900552: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZSKSMAZ Township Family Trust and Malik Umer TRS for a mini-warehouse facility on 1.97 acres, generally located south of Frias Avenue and east of Valley View Boulevard within Enterprise. JJ/dw (For possible action)

ADOPTED.

29. ORD-25-900566: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 2.5 acres, generally located north of Camero Avenue and east of Hauck Street within Enterprise. JJ/dw (For possible action)

ADOPTED.

30. ORD-25-900654: 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 July 20, 2022, August 17, 2022, and July 2, 2025. (For possible action)

ADOPTED.

31. ORD-25-900675: Conduct a public hearing on an ordinance to adopt the Development Agreement with Athletics StadCo LLC for a recreational facility (baseball stadium) on 35.11 acres, generally located at the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. JG/sr (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (32 – 55): These items will be considered separately.

32. UC-25-0439-SLH PROCYON, LLC:
USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **A valid Clark County business license must be issued for the cannabis distributor use within 2 years of approval 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

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

33. UC-25-0594-AAA LAND INVESTMENT, LLC:
 USE PERMIT for vehicle maintenance and repair.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
 DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/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;
- 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.
- 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.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0110-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. WS-25-0589-SOSA CARLOS RAFAEL CORDON:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 6 foot wall along Florance Avenue is permissible and is to be decorative.
- 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).

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

35. WS-25-0593-KIM MICHELLE KYUNG IN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs (AE-60) Overlay. Generally located north of Cressida Court and west of Montessori Street within Spring Valley. MN/nai/kh (For possible action)

HELD - 10/22/25 - per the Board of County Commissioners.

36. PA-25-700030-DM PYLE 2.50, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

ADOPTED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

37. ZC-25-0513-DM PYLE 2.50, LLC:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (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.

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 #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-25-0514-D M PYLE 2 50, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/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

- Drainage study and compliance;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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.

Fire Prevention Bureau

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

39. WS-25-0515-D M PYLE 2 50, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits 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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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.

Fire Prevention Bureau

- Applicant is advised 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 #0053-

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

40. TM-25-500127-DM PYLE 2 50, LLC:
TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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.

Building Department - Addressing

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

Fire Prevention Bureau

- Applicant is advised 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 #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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.

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; and 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 and reference POC Tracking #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. **VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street located between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/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

- Drainage study and compliance;
- Grant any necessary easements;
- 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 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; and 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.**

43. **WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping. **DESIGN REVIEW** for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Rear loaded lots on the southern boundary west of Euclid Street (Lots 9-12) will have a minimum rear yard setback of 22 feet;**
- **Rear loaded lots on the eastern boundary east of Euclid Street (Lots 25-29) will have a minimum rear yard setback of 22 feet;**
- **Rear loaded lots on the eastern boundary east of Euclid Street (Lots 30 & 31) will have a minimum rear yard setback of 18 feet;**
- **Lot 31 will have a minimum side yard setback of 15 feet on the south side of the house;**
- **Builder will provide window coverings for Lots 9-12 (west of Euclid Street) as well as Lots 25-31 (east of Euclid Street) on all rear facing windows prior to occupancy of home;**
- **Builder will provide window coverings for Lots 8 and 31 on south side facing windows prior to occupancy of home;**
- **No balconies are allowed on Lots 25-31 (east of Euclid Street);**
- **No balconies are allowed on Lots 8-12 (west of Euclid Street);**
- **The new perimeter block wall along the southern boundary west of Euclid Street to be a minimum of 6 feet 4 inches as measured from the proposed pad grade of applicant's site;**
- **The new perimeter block wall along the eastern boundary east of Euclid Street to be a minimum of 6 feet 4 inches as measured from the proposed pad grade of applicant's site;**
- **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 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;**
- **30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction 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.

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.

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; and 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 and reference POC Tracking #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1A WAS WITHDRAWN.

44. TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/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;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction 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.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.
- Applicant is advised the address of 2515 E Viking Road shall be changed upon recordation of the final map.

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.

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; and 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 and reference POC Tracking #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. ZC-25-0585-HOGAN EDWARD F IV:

ZONE CHANGE to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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; and 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 residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised 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 #0111-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. VS-25-0586-HOGAN, EDWARD F. IV:
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action)

HELD - 10/22/25 - per staff.

47. WS-25-0588-HOGAN, EDWARD F. IV:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise. MN/md/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 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;
- 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 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; and 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 residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised 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 #0111-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

APPEALS

48. WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS: APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain. MK/my/kh (For possible action)

APPROVED - APPEAL DENIED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Maximum 8 foot high wall along the east property boundary as measured from the low side;
- Walls along east and west property boundaries to be decorative.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) - Engineering

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

WAIVER OF DEVELOPMENT STANDARDS #2 IS NO LONGER NEEDED.

49. WS-25-0533-AUED, BLAIR: APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) reduce setbacks; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Single-Family Residential 20) Zone. Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor. TS/nai/kh (For possible action)

APPROVED - APPEAL GRANTED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review and to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Waiver of development standards #1 is only for the flying trapeze;
- No night practice past 9:00 p.m.;
- No business to be conducted on-site.
- Applicant is advised that 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.

AGENDA ITEM

50. AG-25-900739: Discuss the establishment of a Neighborhood Protection Overlay for a portion of Indian Springs and potential amendments to Title 30, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCES – INTRODUCTION

51. ORD-25-900377: Introduce an ordinance to consider adoption of a Development Agreement with Gomer 11 LLC for a single-family residential development on 2.52 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 10/22/25.

52. ORD-25-900568: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 19.4 acres, generally located south of Mistral Avenue and east of Lindell Road within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 10/22/25.

53. ORD-25-900702: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 16, 2025. (For possible action)

INTRODUCED - public hearing 10/22/25.

54. ORD-25-900756: Introduce an ordinance to consider adoption of a Development Agreement with 46 8 Acre Investors LLC and South Valley Investors LLC for a multi-family development, South Valley Apartments Project, on 19.48 acres, generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/ja (For possible action)

INTRODUCED - public hearing 10/22/25.

55. ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

INTRODUCED with modifications - public hearing 10/22/25.

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.