

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, JUNE 4, 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 05/07/25.**

**ROUTINE ACTION ITEMS (4 – 29):** 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-25-0292-PARIS LV OPERATING CO, LLC:  
DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris Las Vegas) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/r/r/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 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**

- **30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard Phase E&F improvement project;**
- **90 days to record said separate document for the Las Vegas Boulevard Phase E&F improvement project;**
- **Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.**

**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.**

5. **SDR-25-0294-PARIS LV OPERATING CO, LLC**

SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris Las Vegas) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/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**

- **Applicant is advised that signs are not permitted within the right-of-way.**

6. **AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:**

HOLDOVER USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Remove the time limit.**

7. **UC-25-0308-ALDABBAGH SAM:**

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) allow non-standard improvements in right-of-way; and 3) alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 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 and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)

**WITHDRAWN.**

8. **WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:**

WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Record perpetual cross access, ingress/egress, and parking easements/agreement for the multi-family development and the portion of the property containing the daycare center, unless a waiver of development standards to reduce parking is required and obtained for the daycare site.**

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

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

9. **ZC-25-0289-FORT APACHE DOMINUS, LLC:**

ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**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.**

10. **PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)

**ADOPTED.**

11. **ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:**

ZONE CHANGE to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**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.**

12. **PA-25-700017-9 OF A KIND, LLC:**

PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action)

**ADOPTED.**

13. ZC-25-0220-9 OF A KIND, LLC:  
ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (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 161-10-202-001; 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 the District is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

14. PA-25-700018-JAB HOLDING, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

**COUNTY COMMISSION ACTION - ADOPTED.**

**A REQUEST FOR RECONSIDERATION has been scheduled for the 06/18/25 BCC meeting.**

15. ZC-25-0221-JAB HOLDING, LLC:  
ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

**COUNTY COMMISSION ACTION - APPROVED.**

**CONDITIONS OF APPROVAL -**

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**A REQUEST FOR RECONSIDERATION has been scheduled for the 06/18/25 BCC meeting.**

16. VS-25-0222-JAB HOLDING, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)

**COUNTY COMMISSION 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.

**A REQUEST FOR RECONSIDERATION** has been scheduled for the 06/18/25 BCC meeting.

17. **WS-25-0223-JAB HOLDING, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

**COUNTY COMMISSION 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

**A REQUEST FOR RECONSIDERATION** has been scheduled for the 06/18/25 BCC meeting.

18. ZC-25-0171-SEABASS REALTY, LLC:  
HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)  
**HELD - 07/02/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
19. VS-25-0173-PRUDENTIAL, LLC:  
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)  
**HELD - 07/02/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
20. DR-25-0172-PRUDENTIAL, LLC:  
HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)  
**HELD - 07/02/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
21. ZC-25-0281-NAMAZ, LLC:  
ZONE CHANGE to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action)  
**APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Clark County Water Reclamation District (CCWRD)**
  - **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0398-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.**
22. ZC-25-0309-4400 NLVB, LLC:  
ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action)  
**APPROVED.**
23. DR-25-0287-4400 NLVB, LLC:  
DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/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;
- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

24. ORD-25-900250: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Paramount NA LLC for a single-family residential development on 2.67 acres, generally located west of Arville Street and north of Rush Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

25. ORD-25-900266: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Selco Land Holdings LLC for a minor training facility with accessory retail uses on 1.8 acres, generally located north of Sunset Road and west of Tenaya Way within Spring Valley. MN/dw (For possible action)

**ADOPTED.**

26. ORD-25-900273: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Stone Land Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Pebble Road and west of Redwood Street within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

27. ORD-25-900274: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Mithrandir LLC for a vehicle maintenance and repair facility on 5.0 acres, generally located south of Maule Avenue and east of Redwood Street within Enterprise. MN/dw (For possible action)

**ADOPTED.**

28. ORD-25-900287: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Hancock Foundry Vegas LLC for an office/warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley. MN/dw (For possible action)

**ADOPTED.**

29. ORD-25-900288: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single-family residential subdivision on 7.55 acres, generally located west of Valley View Boulevard and north of Richmar Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (30 – 58):** These items will be considered separately.

30. UC-25-0033-TOMPKINS PLAZA, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

**HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.**

31. UC-25-0112-STASIS FOUNDATION:

AMENDED USE PERMITS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; and 4) caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street (no longer needed); 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan (no longer needed) on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to review from the date a business license is issued;**
- **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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Traffic study and compliance;**
- **Driveways to be reconstructed to meet minimum standards for commercial driveways;**
- **No signs, structures, and landscaping shall encroach into public right-of-way, easements, or sight-visibility zones.**

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

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



**WAIVER OF DEVELOPMENT STANDARDS #8 WAS DENIED.**

32. UC-25-0219-AMIGO REALTY CORP:  
HOLDOVER USE PERMIT for vehicle maintenance and repair.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.  
DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)  
**HELD - 07/02/25 - per the applicant.**
33. VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way; a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road; and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/rr/kh (For possible action)  
**HELD - 06/18/25 - per the applicant.**
34. WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths.  
DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley. MN/rr/kh (For possible action)  
**HELD - 06/18/25 - per the applicant.**
35. WS-25-0204-Dragon JJ, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow existing attached sidewalks to remain.  
DESIGN REVIEW for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action)  
**HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.**
36. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)  
**HELD - 06/18/25 - per the applicant.**
37. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:  
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on

the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

**HELD - 06/18/25 - per the applicant.**

38. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/r/r/kh (For possible action)

**HELD - 06/18/25 - per the applicant.**

39. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.  
DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/r/r/kh (For possible action)

**HELD - 06/18/25 - per the applicant.**

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

**HELD - 06/18/25 - per the applicant.**

41. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)

**ADOPTED.**

42. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone). Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

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

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

43. VS-25-0285-SILVER GILESPIE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Giles pie Street; and a portion of right-of-way being Giles pie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (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;
- 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.

44. WS-25-0284-SILVER GILESPIE, LLC:

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

DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of GilesPie Street, 130 feet north of Wellspring 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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. **TM-25-500070-SILVER GILESPIE, LLC:**

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. 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;
- 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**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Braco shall have the suffix of Court.

**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 #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. **PA-25-700008-PACIFIC CLASSIC, LLC:**

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

**HELD - 08/06/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

47. ZC-25-0107-PACIFIC CLASSIC, LLC:  
HOLDOVER ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)  
**HELD - 08/06/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
48. DR-25-0108-PACIFIC CLASSIC, LLC:  
HOLDOVER DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)  
**HELD - 08/06/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
49. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)  
**HELD - 06/18/25 - per the applicant.**
50. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
ZONE CHANGES for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)  
**HELD - 06/18/25 - per the applicant.**
51. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action)  
**HELD - 06/18/25 - per the applicant.**
52. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow new attached sidewalks; and 5) reduce the street intersection off-set.  
DESIGN REVIEW for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)  
**HELD - 06/18/25 - per the applicant.**

53. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)  
**HELD - 06/18/25 - per the applicant.**
54. ZC-25-0297-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:  
ZONE CHANGE to reclassify 2.06 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan (description on file). JJ/gc (For possible action)  
**HELD - 06/18/25 - per the applicant.**
55. VS-25-0299-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Cullen Avenue and Roark Avenue (alignment), and between Hinson Street and Schuster Street within Sloan (description on file). JJ/gc/kh (For possible action)  
**HELD - 06/18/25 - per the applicant.**
56. WS-25-0298-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) reduce driveway approach distance.  
DESIGN REVIEW for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan. JJ/gc/kh (For possible action)  
**HELD - 06/18/25 - per the applicant.**

#### **AGENDA ITEMS**

57. AG-25-900254 HOLDOVER: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly. (For possible action)  
**WITHDRAWN.**
58. AG-25-900388: Discuss waiving fees relating to a future land use application at 1290 Westwind Road; and direct staff accordingly. AB/sr (For possible action)  
**STAFF DIRECTED.**

#### **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.