

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, SEPTEMBER 3, 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 08/06/25.

ROUTINE ACTION ITEMS (4 – 18): 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. ET-25-400076 (DR-21-0714)-LVBVN PROPERTY, LLC:
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)

HELD - 10/08/25 - per Commissioner Kirkpatrick.

5. ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) multi-family residential development for senior housing; and 2) alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

- **Public Works - Development Review**
Compliance with previous conditions.

6. ET-25-400079 (ZC-23-0067)-ELEGANCE RUSSELL, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) senior housing; and 2) Project of Regional Significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade on 11.2 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/lm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until May 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:
USE PERMIT FIRST EXTENSION OF TIME for live entertainment.
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) minor expansion to a resort hotel; and 2) tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until July 30, 2028 to commence or the application will expire unless extended with approval of an extension of time;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 Rhodes Ranch Development Agreement and locked-in Development Code expires July 30, 2028; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

8. UC-25-0530-DREAM BIG FAMILY TRUST & REHM SCOTT KENJI & JEANALIN JULIA VILLANUEVA TRS:
AMENDED USE PERMITS for the following: 1) home occupation; 2) residential stable (no longer needed); 3) small livestock; and 4) household pets.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Westwind Road and south of Charleston Boulevard within the Spring Valley Planning Area. AB/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge UC-24-0536.**
- **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; the applicant may be required to obtain any permits for the increase in household pets from Clark County Animal Protection Services; changes to the approved project will require a new land use application; a 120 square foot minimum area stall is required per each large livestock, with 90 square feet protected from the elements; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

9. VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessouri Street within Enterprise (description on file). JJ/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;**
- **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 Rainbow Boulevard 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 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.

10. **WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 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 Rainbow Boulevard 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 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 #0051-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0492-SJD FARM, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone. Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)
HELD - No Date - per Commissioner Kirkpatrick.
12. PA-25-700028-T-BIRD PLAZA, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)
ADOPTED.
13. ZC-25-0430-T-BIRD PLAZA, LLC:
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/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.
14. ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:
ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)
APPROVED.
CONDITIONS OF APPROVAL -
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; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.
15. ZC-25-0526-QUANTUM PEAK VENTURES, LLC:
ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)
APPROVED.

16. ORD-25-900399: 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 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ADOPTED.

17. ORD-25-900476: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

18. ORD-25-900561: 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 June 4, 2025. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (19 – 39): These items will be considered separately.

19. UC-25-0169-OBJECT DASH, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Certificate of Occupancy for the multi-family shall not be issued until Certificate of Occupancy has been issued for the monorail station connected to and operational with the Loop system;**
- **Design review as a public hearing to address parking if the monorail use permit on the property ever expires or ceases operation;**
- **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

- **Applicant to construct full off-sites on the northerly most existing driveway;**
- **Proposed driveway shown on the site plan to be egress only;**
- **Applicant to coordinate with Public Works - Development Review for the design of the egress driveway;**

- 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 Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- 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

- If approved, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0093-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #3 AND #4A WERE WITHDRAWN.

20. UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:
HOLDOVER USE PERMIT for a proposed gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)

HELD - 09/17/25 - per the applicant.

21. WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:
WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. WS-25-0509-SUNSET ROAD COMPANY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/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;**
- **Full off-site improvements.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.**

23. WS-25-0506-BLUE SKY IRREVOCABLE TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) reduced setback; 3) allow an attached sidewalk; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial building on 0.4 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Mojave Road within Sunrise Manor.
TS/mh/kh (For possible action)

HELD - 09/17/25 - per the applicant.

24. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action)

HELD - 10/22/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

25. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)

HELD - 10/22/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

26. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.
DESIGN REVIEW for a single-family detached residential development on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action)

HELD - 10/22/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

27. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action)

HELD - 10/22/25 - per the applicant.

28. ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane 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.

30. WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
 WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
 DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Add a 5 foot landscape easement to lots along Pioneer Way;
- Add 2 additional architectural features on elevations for lots along Warm Springs Road;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 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.

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

- 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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

31. TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way 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

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

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

- 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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. ZC-25-0523-FG INDEPENDENT HAULING, INC.:

ZONE CHANGE to reclassify 0.50 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage District) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mount Hood Street within the Sunrise Manor Planning Area (description on file). MK/jgh (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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

33. WS-25-0524-FG INDEPENDENT HAULING, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; 3) eliminate access gate setback; 4) eliminate street landscaping; and 5) waive full off-site improvements.

DESIGN REVIEW for outdoor storage yards on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mt. Hood Street within the Sunrise Manor Planning Area. MK/mh/kh (For possible action)

CONDITIONS OF APPROVAL -**Comprehensive Planning**

- Alternative street landscaping to be provided along Dike Street;
- Access gates shall be set back from edge of rights-of-way with the location of the access gates to be reviewed and approved through the administrative design review process;
- Chain-link fence with slats is permissible for 5 years, thereafter a block wall shall be constructed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.

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

Public Works - Development Review

- 2 years to complete full off-site improvements;
- 2 years to review completion of full off-site improvements;
- Drainage study required prior to future off-site improvements;
- Off-site permit required for the removal and replacement of unpermitted improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

34. ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:
ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (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; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that 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 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.

35. WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-decorative fence along a street; 2) increase fence height; 3) eliminate and reduce buffering and screening; 4) modify residential adjacency standards; 5) reduce drive aisle width; 6) reduce throat depth; and 7) waive full off-site improvements.
DESIGN REVIEW for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. 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

- Egress from driveway onto Ford Avenue to be one way only;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the 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.

ORDINANCES – INTRODUCTION

36. ORD-25-900433: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV, LLC for a single-family residential development on 2.5 acres, generally located south of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 09/17/25.

37. ORD-25-900573: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 8.59 acres, generally located south of Cactus Avenue and east of Quarterhorse Lane within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 09/17/25.

38. ORD-25-900609: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 18, 2025. (For possible action)

INTRODUCED - public hearing 09/17/25.

39. ORD-25-900625: Introduce an ordinance to adopt the Development Agreement with JAT Pebble LLC and JAT Pebble 2 LLC for a commercial and multi-family residential development on 28.1 acres, generally located west of Las Vegas Boulevard South and south of Pebble Road within Enterprise. (For possible action)

INTRODUCED - public hearing 09/17/25.

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.