

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, DECEMBER 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 11/05/25.

ROUTINE ACTION ITEMS (4 – 23): 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. SDR-25-0725-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC
SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of a projecting sign in conjunction with an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/mh/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 and easements.

5. AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions;**
- **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 Karen Avenue storm drain 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.**

6. ET-25-400109 (UC-21-0188)-REMINGTON UTE, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) reduce the separation from a proposed convenience store to a residential use; 5) reduce the separation from a proposed gasoline station to a residential use; 6) reduce the setback from a convenience store to a section line road; and 7) reduce the setback from a gasoline station to a section line road.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) reduce driveway approach distances; 3) reduce driveway departure distances; and 4) reduce vehicle wash separation from residential.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station (fuel canopy); 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until June 16, 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

- **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 Decatur 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;**
- **Applicant to pay a cost contribution for the construction of off-site improvements as determined by Public Works for the Decatur Boulevard improvement project;**
- **Compliance with previous conditions.**

7. ET-25-400114 (WS-23-0470)-BELTWAY BUSINESS PARK WAREHOUSE NO 5, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.
DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with a warehouse building on 2.4 acres in an IP (Industrial Park) Zone. Generally located south of Badura Avenue and east of Jones Boulevard within Enterprise. MN/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until September 20, 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.

8. WS-25-0731-LCHRKK REVOCABLE TRUST & ROBERTSON LANCE K. & CONNIE B. TRS:
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision on 0.75 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Perkins Avenue and west of Andersen Street within Moapa Valley. MK/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

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. PA-25-700039-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acres. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/rk (For possible action)

ADOPTED.

10. ZC-25-0648-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 3.99 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon (description on file).
AB/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

11. VS-25-0649-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Oso Blanca Road and Alpine Style Drive (alignment), and Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/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

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

12. UC-25-0651-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
USE PERMIT for a proposed mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed mini-warehouse facility on a 2.0 acre portion of a 3.99 acre site in a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Future signage is limited to one (1) illuminated building-mounted sign on the east facing façade only, with internal illumination or back-lighting permitted, and one (1) monument sign located along Oso Blanca Road frontage;
- Maintain all 83 trees, shrubs, and landscaping with maintenance to include, without limitation, the replacement of any dead plant material;
- No blasting;
- Construction hours limited to daytime hours which is defined as 6:00 a.m. to 10:00 p.m.;

- The west elevation of the mini-warehouse per plans submitted on November 4, 2025;
- Wall-mounted lighting fixtures shall be installed at a maximum height of 10 feet on the building's exterior;
- Northern and western landscape areas incorporate 6 to 8 inches cobble groundcover;
- Installation of security gates;
- No entry between the hours of 12:00 a.m. and 6:00 a.m.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

13. PA-25-700040-BRIDGESOURCE, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) on 384.28 acres. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa. MK/gc (For possible action)

WITHDRAWN.

14. PA-25-700041-BRIDGESOURCE, LLC:
PLAN AMENDMENT to amend the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: 1) remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; 2) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; 3) remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and 4) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005 within Moapa and Moapa Valley.
MK/gc (For possible action)

WITHDRAWN.

15. ZC-25-0658-BRIDGESOURCE, LLC:
ZONE CHANGE to reclassify 384.28 acres from an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone to an IH (Industrial Heavy) Zone. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa (description on file).
MK/gc/kh (For possible action)

WITHDRAWN.

16. ZC-25-0724-REYES, IRMA:
ZONE CHANGE to reclassify 0.22 acres from a CG (Commercial General) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Kay Geng Street and south of Moapa Valley Boulevard within Moapa Valley (description on file). MK/gc (For possible action)

APPROVED.

17. ZC-25-0735-INTOUCH CREDIT UNION:
ZONE CHANGE to reclassify 1.20 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Cimarron Road and south of Blue Diamond Road within Enterprise (description of file). JJ/gc (For possible action)

APPROVED.

18. ZC-25-0753-DIAMOND FORD, LLC:
ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

APPROVED.

19. TM-25-500161-DIAMOND FORD, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/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.

Building Department - Addressing

- Street names shall not include directional prefixes.

Clark County Water Reclamation District (CCWRD)

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

20. ORD-25-900689: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/dw (For possible action)

ADOPTED.

21. ORD-25-900765: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/dw (For possible action)

ADOPTED.

22. ORD-25-900837: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Silver Creek II LLC for a retail building on 1.12 acres, generally located south of Warm Springs Road and west of Tenaya Way within Enterprise. MN/dw (For possible action)

ADOPTED.

23. ORD-25-900939: 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 October 19, 2022 and September 3, 2025. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (24 – 48): These items will be considered separately.

24. DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:
DESIGN REVIEW for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Expunge the design review portion of WS-25-0016;
- 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 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;
- 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;

- 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.

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; 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 #0040-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. ET-25-400112 (UC-19-0624)-TERRACOTTA SIX, LLC:
 USE PERMITS THIRD EXTENSION OF TIME for the following: 1) multi-family residential development; 2) increase density; and 3) an accessory commercial use.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.
 DESIGN REVIEW for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until October 2, 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.

26. VS-25-0688-BD-WESTWIND 2, LLC:
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, Pebble Road and Ford Avenue; a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Applicant to construct a 5-foot detached asphalt path along Giles Street;
- 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.

27. UC-25-0687-BD-WESTWIND 2, LLC:

HOLDOVER USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) alternative driveway geometrics; 3) allow non-standard improvements in the right-of-way; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Applicant to construct detached sidewalk with future development along Pebble Road for Lot 2 of the parcel map;

- Applicant to construct or pay a cost contribution for the Giles Street improvements with future development;
- Applicant to coordinate with Public Works - Development Review to move the commercial driveway on Las Vegas Boulevard as far north as the parcel allows;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Applicant to construct a detached 5-foot asphalt path along Giles Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0190-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. WS-25-0705-FARMER, JUSTIN:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce building separation; 3) eliminate access gate setback; 4) allow modified driveway geometries; 5) waive full off-site improvements; and 6) allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain. AB/jam/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Waiver of development standards #3 approved for west gate only;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- 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.

Public Works - Development Review

- Waiver of development standards #4a limited to 2 curb-cut driveways only;
- Applicant to remove gate and reconstruct the most easterly portion the block wall along Tropical Parkway;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Vehicular access from the northeasterly driveway is prohibited;
- Driveways on Tropical Parkway must be permitted and approved.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

WAIVERS OF DEVELOPMENT STANDARDS #4B AND #4C WERE DENIED.

29. WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) allow an attached sidewalk to remain; and 3) alternative driveway geometrics.
 DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/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

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

Fire Prevention Bureau

- Applicant is advised that 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

30. WS-25-0732-DEHARO FREDDY GARCIA & MUNOZ ALFREDO GARCIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain. AB/nai/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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Full off-site improvements on Tropical Parkway;
- Applicant to construct a 5 foot detached concrete path along Chieftain Street.
- Applicant is advised that a vacation of right-of-way may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2 WERE WITHDRAWN.

31. PA-25-700032-BLUE RAIN PARTNERS, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessori Street within Enterprise. 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.

32. ZC-25-0527-BLUE RAIN PARTNERS, LLC:

HOLDOVER ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessori Street 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 #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessori Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessori Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Montessori Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way 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 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.

34. **WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.

DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Lots 1-9 to be a minimum of 20,000 gross square feet;
- Lots 10-21 to be a minimum 10,000 gross square feet;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated noise, odors, insects, and lighting;
- Applicant to make every effort to limit project construction traffic through the NPO-RNP;
- Single-story homes on Lots 1-9 and 16-21;
- On Lots 10-21, waive residential adjacency standards to allow RS3.3 setbacks and allow the front setback for 65% of the primary structure width to be reduced by 10 feet;
- Permit alternative yards for Lots 21, 22, 35 and 36;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except no streetlights on Meranto Avenue;
- No streetlights on Meranto Avenue;
- Install conduit and pull boxes for streetlights on Meranto Avenue;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way 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;
- Decomposed granite trail to be constructed on north side of Meranto Avenue and maintained by the HOA;
- Applicant must conduct a speed study to validate speeding on Meranto Avenue;
- Upon completion of the speed study, work with Public Works Traffic Management division on traffic calming solutions;
- Execute a Restrictive Covenant Agreement (deed restriction);
- Applicant to coordinate with the Nevada Department of Transportation (NDOT) and Clark County for off-site improvements along Blue Diamond;
- 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.
- 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.

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 #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK
HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except no streetlights on Meranto Avenue;
- No streetlights on Meranto Avenue;
- Install conduit and pull boxes for streetlights except on Meranto Avenue;

- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way 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;
- Decomposed granite trail to be constructed on north side of Meranto Avenue and maintained by the HOA;
- Applicant must conduct a speed study to validate speeding on Meranto Avenue;
- Upon completion of the speed study, work with Public Works Traffic Management division on traffic calming solutions;
- Execute a Restrictive Covenant Agreement (deed restriction);
- Applicant to coordinate with the Nevada Department of Transportation (NDOT) and Clark County for off-site improvements along Blue Diamond;
- 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.

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 #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. ZC-25-0615-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify a portion of 17.31 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road within the South County planning area (description on file). JJ/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0149-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. WS-25-0616-SLOAN 20, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) alternative pedestrian walkway design; 3) reduce throat depth; 4) waive full off-site improvements; and 5) waive street dedication.
DESIGN REVIEW for a proposed office/warehouse and outdoor storage development on 17.31 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road within the South County planning area. JJ/hw/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge the waiver of development standards and design review portion of ZC-22-0302;
- A perimeter block wall is not required and can be replaced with wrought iron or similar fencing;
- Provide 5 feet of street landscaping along the northern attached sidewalk;
- 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;
- Right-of-way dedication to include the north 30 feet;
- Full off-site improvements to include a 5 foot wide attached sidewalk;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for Bureau of Land Management (BLM) right-of-way grants.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0149-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

38. ZC-25-0698-SLOAN 20, LLC:
HOLDOVER ZONE CHANGE to reclassify 3.44 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located east of Arville Street (alignment) and south of Sloan Road (alignment) within the South County planning area (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; 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 #0192-2026 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

39. WS-25-0699-SLOAN 20, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) reduce driveway throat depth; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed office/warehouse complex on 3.44 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and east of Arville Street within the South County planning area. JJ/rg/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans dated 12/02/2025;
- A perimeter block wall is not required and can be replaced with wrought iron or similar fencing;
- Provide 5 feet of street landscaping along Arville Street;
- 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;
- Right-of-way dedication to include 40 feet for Arville Street;
- Full off-site improvements to include a 5 foot wide attached sidewalk.

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 #0192-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

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

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

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

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Per revised plans on file dated 12/03/2025;**
- **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

- 1 year review of off-site improvements;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Gomer Road.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

42. ZC-25-0684-EMA HOLDINGS, LLC SERIES C:
HOLDOVER ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/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.

43. UC-25-0685-EMA HOLDINGS, LLC SERIES C:
HOLDOVER USE PERMITS for the following: 1) truck parking; and 2) outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.
DESIGN REVIEW for truck parking and an outdoor storage facility on 5.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 24 foot wide landscape buffer to be extended along the entire north property line of both parcels;
- On-site parking lot for vehicles to be striped;

- Bollards to be installed at the rear of every trucking parking space when along required landscaping and any perimeter walls to protect said improvements;
- Outside storage limited to truck trailers and storage of similar items directly related to truck parking;
- No on-site mechanics except that mobile commercial truck mechanics are allowed on an as-needed basis only;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- A code compliant block wall is required around the perimeter of the project site except that the block wall along the northern project boundary is allowed to remain;
- Expunge the waiver of development standards and design review of ZC-0380-05;
- 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

- Full off-site improvements;
- 18 months for the construction of off-site improvements to commence;
- 30 days to coordinate with Public Works - Design division and submit separate document, if required, for the dedication of any necessary right-of-way and easements for the Puebla Street improvement project;
- Said dedication must occur prior to the 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;
- Drainage study and compliance;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Puebla Street;
- Applicant to remove all non-standard improvements within the drainage facility.

Fire Prevention Bureau

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

WAIVERS OF DEVELOPMENT STANDARDS #1, #3, AND #5 WERE WITHDRAWN.

44. ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:
ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Livestock limited to 5 chickens, no roosters, and 4 horses except if code further limits the number of horses which in that case a land use application may be applied for to increase the number of livestock.

45. ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:
ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor (description on file). MK/jgh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- 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; 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 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. VS-25-0738-DUGGANNY HOLDINGS, LLC-SERIES II:
VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/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

- Drainage study and compliance;
- Right-of-way dedication to include a 40 foot property line radius on the southwest portion of the site;
- 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 Carey Avenue 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.

47. UC-25-0739-DUGGANNY HOLDINGS, LLC-SERIES II:
USE PERMITS for the following: 1) outdoor storage; and 2) truck parking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks to remain; 4) allow an existing pan driveway; and 5) eliminate throat depth.
DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;**
- **Storage and vehicle maintenance building to be painted with neutral, earth tone colors;**
- **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

- **Fencing to be relocated outside of sight zones;**
- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Reconstruct any unused driveways with full off-site improvements;**
- **Right-of-way dedication to include a 40 foot property line radius on the southwest portion of the site;**
- **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 Carey Avenue 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.**

Fire Prevention Bureau

- **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; 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 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 a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2026 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

ORDINANCES – INTRODUCTION

48. ORD-25-900975: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 3, 2022 and September 17, 2025. (For possible action)

INTRODUCED - public hearing 12/17/25.

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.