

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JULY 1, 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)

Planning Commission Briefing and Regular Meeting Minutes for 05/20/25.

ROUTINE ACTION ITEMS (4 – 11): 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 to be heard separately when directed by the Planning Commission.

4. ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located west of Backstage Boulevard and south of Desert Inn Road within Paradise.
TS/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until May 2, 2027 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 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.**

5. ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane and east of Eastern Avenue within Paradise. JG/nai/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.

6. SC-25-0370-JEN HOLDCO 23, LLC:
STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Building Department - Addressing

- Subject to Highlands Ridge Trail.

7. UC-25-0296-LV WAREHOUSE, LLC:
HOLDOVER USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Pioneer Way, north of Teco Avenue (alignment) within Spring Valley. MN/lm/kh (For possible action)

PLANNING COMMISSION RECOMMENDATION - APPROVAL -

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review;
- Limit use to 2 units;
- Parking only to be on west side of building;
- Business hours 8:00 a.m. to 10:00 p.m., 7 days a week;
- Invitees cannot loiter on north or east sides, applicant is to police the attendees.
- 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.

Clark County Water Reclamation District (CCWRD)

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

THIS ITEM HAS BEEN APPEALED and scheduled for the 08/06/25 BCC meeting for final action.

8. UC-25-0387-GSS BLUE DIAMOND, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

Clark County Water Reclamation District (CCWRD)

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

9. VS-25-0349-TFC MOUNTAINS EDGE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

10. VS-25-0353-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/lm/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.

11. WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

NON-ROUTINE ACTION ITEMS (12 – 25): These items will be considered separately. Items 16 through 23 will be forwarded to the Board of County Commissioners' meeting for final action.

12. SDR-25-0313-D KOVAL, LLC

HOLDOVER SIGN DESIGN REVIEWS for the following: 1) increase the height of a proposed freestanding sign with an electronic message unit (video); 2) increase the area of a proposed electronic message unit (video); and 3) modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

WAIVER OF DEVELOPMENT STANDARDS #3B WAS WITHDRAWN.

13. UC-25-0280-PRADO WILLIAM SANCHEZ:
USE PERMIT to allow an aviary to be located outside.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Work with staff to choose appropriate trees within front yard.
- 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.

Department of Aviation

- Per Table 30.03.04A.5 of the Clark County Development Code, "Agriculture - Aviary", birds shall not be released.

Clark County Water Reclamation District (CCWRD)

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

USE PERMIT WAS WITHDRAWN.

14. WS-25-0335-QUEZADA JORGE LUIS & EVELYN:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; 2) reduce setback; and 3) increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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 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.

Clark County Water Reclamation District (CCWRD)

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

15. WS-25-0379-ARITA, SANDRA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor. TS/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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.

Clark County Water Reclamation District (CCWRD)

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

16. PA-25-700025-CHAI SS24, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

ADOPTED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

17. ZC-25-0366-CHAI SS24, LLC:

ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Cap the number of units at 21.

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

- No comment.

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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. VS-25-0367-CHAI SS24, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

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 Edmond Street;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

19. WS-25-0368-CHAI SS24, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; and 3) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **3 feet of landscaping for waiver of development standards #1;**
- **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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;**
- **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.**

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

- **No comment.**

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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #3 WAS DENIED.

20. **TM-25-500088-CHAI SS24, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Maltby Avenue is an extension of Kennedy Hill Avenue and shall assume the name Kennedy Hill Avenue;
- 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

- No comment.

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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. PA-25-700026-KENDALL MITCHELL & IRMA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action)

ADOPTED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

22. ZC-25-0388-KENDALL MITCHELL & IRMA:
ZONE CHANGES for the following: 1) reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

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

Fire Prevention Bureau

- No comment.

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 #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. WS-25-0389-KENDALL MITCHELL & IRMA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.

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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- No comment.

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 #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. CP-25-900446: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

ADOPTED.

ORDINANCE

25. ORD-25-900481: Review an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (For possible action)

REVIEWED - THIS ITEM IS SCHEDULED FOR THE 07/02/25 BCC MEETING.

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.