

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JULY 2, 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 06/04/25.

ROUTINE ACTION ITEMS (4 – 22): 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. AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:
USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road and east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Remove the time limit.

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.

5. ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.
DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in a C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Las Vegas Boulevard South and north of Blue Diamond Road (alignment) within Enterprise. MN/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until July 2, 2027 to commence, to coincide with the expiration date of ADET-25-900307.
- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-08-601-001, 177-08-701-003, and 177-08-701-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

6. VS-24-0644-RK VEGAS CIRCLE, LLC:

VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/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;
- 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.

7. UC-23-0801-RK VEGAS CIRCLE, LLC:

AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Install "No parking" signs on all public streets adjacent to the site.**
- **Applicant is advised that off-site improvement permits may be required.**

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 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0436-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. **VS-25-0363-CPLV PROPERTY OWNER, LC:**

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/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

- 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 Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

9. SDR-25-0362-CP LV PROPERTY OWNER, LLC
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/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

- 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 Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project.
- 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.

10. VS-25-0373-DIAMOND MOHAWK CCA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment); and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge VS-23-0615;**
- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

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.**

11. DR-25-0372-DIAMOND MOHAWK CCA, LLC:
DESIGN REVIEW for a proposed vehicle rental and sales facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and north of Post Road within Spring Valley. MN/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge the design review portion of ZC-23-0614;**
- **Hours of operation limited to 6:00 a.m to 10:00 p.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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0198-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. WS-25-0371-WILLIAM LYON HOMES, INC.:
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that WS-21-0348 and TM-21-500109 will expire on August 18, 2025 unless a final map is recorded or the waiver of development standards is extended with approval of an extension of time; 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;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.

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 #0243-20251 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. ZC-25-0171-SEABASS REALTY, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

HELD - 08/20/25 - per the applicant.

14. VS-25-0173-PRUDENTIAL, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

HELD - 08/20/25 - per the applicant.

15. DR-25-0172-PRUDENTIAL, LLC:
HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

HELD - 08/20/25 - per the applicant.

16. ZC-25-0354-TANDELA, JULINDA:
ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive and south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Right-of-way dedication to include 10 feet for McLeod Drive.**

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

ADOPTED.

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

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

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

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.**

20. WS-25-0223-JAB HOLDING, LLC:
RECONSIDERATION OF A WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

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

21. ORD-25-900232: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley. MN/dw (For possible action)

ADOPTED.

22. ORD-25-900389: 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 March 19, 2025. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (23 – 44): These items will be considered separately.

23. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:
HOLDOVER AMENDED USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight. MN/dd/kh (For possible action)

DENIED.

24. UC-25-0219-AMIGO REALTY CORP:
HOLDOVER USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Per plans presented on July 2, 2025;**
- **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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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.**

25. UC-25-0254-GONZALEZ, MARCELINO:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.
DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge the design review for ZC-0985-06;
- The repair, restoration, or storage of commercial vehicles or automobiles not owned by the property owner, closely held corporation of the property owner of the subject property, or employees of the business is prohibited with proof of ownership of vehicles being made available upon request;
- Must comply with air quality standards;
- Add a chain-link fence internal to the property to divide the paved and unpaved areas;
- Waiver of conditions is required prior to use of storage in the area not currently permitted;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, 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

- 5 year review of off-site improvements;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb, gutter, streetlights, and fire hydrants;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Remove all parking in the right-of-way on Glen Avenue.

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.

26. UC-25-0322-NEVADA PROPERTY WEST, LLC:

HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow alternative driveway geometrics. DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans on file;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.

- 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

- Gates to remain open during business hours;
- Provide a commercial driveway per Uniform Standard Drawing 224 or a or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

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.

27. UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:
USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate short-term bicycle spaces; 3) eliminate street landscaping; 4) waive lighting standards; 5) waive noise standards; and 6) waive full off-site improvements.
DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Bruce Woodbury Drive and east of Thomas Edison Drive within Laughlin. MN/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for trees waived along the portion of Bruce Woodbury Drive as shown on the exhibit presented on July 2, 2025.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

28. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)

HELD - 07/16/25 - per the applicant.

29. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)

HELD - 07/16/25 - per the applicant.

30. WS-25-0301-MOLINA, BRENDA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)

HELD - 07/16/25 - per Commissioner Gibson.

31. WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard 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

- **Drainage study shall be required with future development as determined by Public Works - Development Review;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-101-004; and 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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

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

HELD - 08/06/25 - per the applicant.

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

HELD - 08/06/25 - per the applicant.

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

HELD - 08/06/25 - per the applicant.

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

HELD - 08/06/25 - per the applicant.

36. ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:
ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 Clark County Department of Aviation (CCDOA);

- 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;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;
- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and 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.

37. UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.

DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/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 for each phase of development.
- Applicant is advised to coordinate with staff phased landscape inspections; 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

- 5 year review of off-site improvements;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 Clark County Department of Aviation (CCDOA);
- 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;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;
- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- 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.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and 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.

38. ZC-25-0377-SIERRA READY MIX, LLC:

ZONE CHANGE to reclassify 8.16 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area (description on file). JJ/mc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. UC-25-0378-SIERRA READY MIX, LLC:

USE PERMIT for a batch plant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) increase fence height; 3) reduce access gate setback; 4) increase maximum parking; 5) eliminate pedestrian walkways; 6) eliminate buffering and screening; 7) modify residential adjacency standards; 8) waive full off-site improvements; 9) eliminate spandrel dedication; and 10) reduce throat depth.

DESIGN REVIEW for a batch plant and associated accessory buildings on 8.16 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area. JJ/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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 2 year review of off-site improvements;
- Right-of-way dedication to include the spandrel at the northwest corner of the parcel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road.

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.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #9 WAS WITHDRAWN.

40. ZC-25-0380-FG INDEPENDENT HAULING, INC.:
ZONE CHANGE to reclassify 0.75 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area (description on file). MK/gc (For possible action)

APPROVED.

41. WS-25-0381-FG INDEPENDENT HAULING, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence (chain-link); 2) increase fence height; 3) eliminate access gate setback; 4) eliminate street landscaping; and 5) waive full off-site improvements.
DESIGN REVIEW for outdoor storage yards on 0.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area. MK/md/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Alternative street landscaping to be provided along Nelson Street and Searchlight Street;
- Access gates shall be set back from edge of rights-of-ways with the location of the access gates to be reviewed and approved through the administrative design review process;
- Chain-link fence with slats is permissible for 5 years, thereafter a block wall shall be constructed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised 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.

APPEAL

42. WS-25-0192-3591 BOULDER HIGHWAY, LLC:
APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)

APPROVED - APPEAL GRANTED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 2 years to review the installation of street landscaping;
- Install required street landscaping within the Boulder Highway right-of-way, if permitted by Nevada Department of Transportation (NDOT);
- 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.

AGENDA ITEM

43. AG-25-900485: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCE – INTRODUCTION

44. ORD-25-900481: Introduce 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)

INTRODUCED - public hearing 07/16/25.

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.