

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, FEBRUARY 3, 2026

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 01/06/26.

ROUTINE ACTION ITEMS (4 – 26): 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. Items 18 through 26 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-25-400135 (WS-24-0547)-A & J RENTALS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **6 months 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 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.**

5. ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) school; and 2) daycare. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce throat depths; 3) waive commercial curb return requirements; and 4) reduce drive aisle width.
DESIGN REVIEW for a proposed school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until October 3, 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.

6. TM-25-500218-KAVISON HOMES, LLC:
TENTATIVE MAP consisting of 22 multi-family dwelling units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos Road and south of Oquendo Road (alignment) within Paradise. JG/jam/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised NZC-22-0005 will expire on April 16, 2026 unless extended with approval of an extension of time; within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Building Department - Addressing

- The unit numbering shall be finalized during the review of the final map.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:
USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

8. UC-25-0847-SHOPS AT SUMMERLIN NORTH LP:
USE PERMITS for the following: 1) allow temporary events longer than 10 days; 2) allow more than 12 events per year; 3) allow live entertainment longer than daytime hours; and 4) allow a farmers market on 193.97 acres in a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an R-5 (Apartment Residential District) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located north of Sahara Avenue, and west of Town Center Drive within Summerlin South. JJ/md/kh (For possible action)

HELD - 03/03/26 - per the applicant.

9. UC-25-0851-FC INCOME PROPERTIES, LLC:
USE PERMIT for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

10. UC-25-0865-NEPTUNE ENTERPRISES, LLC:

USE PERMIT for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Lamont Street and north of Alto Avenue within Sunrise Manor. MK/jam/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

11. VS-25-0830-BFH VEGAS I, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Mojave Road located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/hw/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

12. UC-25-0831-BFH VEGAS I, LLC:

HOLDOVER USE PERMIT for a gas station.

DESIGN REVIEW for a proposed gas station and convenience store on 2.39 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/hw/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- All existing and proposed perimeter block walls shall be painted a tan color on the side facing toward the site;
- Install a new block wall along the eastern boundary of the site from the rear of the convenience store building to the wall on the north boundary;
- Plant eight (8) 36-inch box Chir Pine Trees adjacent to the north boundary;
- Plant seven (7) Texas Mountain Laurel Trees (3-inch caliper) in the northern landscape buffer;
- Install four (4) signs to state “No Overnight Parking or Camping”;
- The five (5) existing on-site parking lot lights located north of the proposed convenience store shall be replaced and operable. All lighting shall be shielded and lighting directed downward;
- 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.

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 #0311-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. VS-25-0832-LEE, NICHOLAS & CARLIE:
VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/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

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

14. VS-25-0842-PICERNE BERMUDA, LLC:
VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/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.

15. VS-25-0850-TURNBULL, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Armed Forces Street and Gasline Road, and Gaviland Street and Check Ride Avenue within Searchlight (description on file). MN/nai/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.

16. VS-25-0858-TROTTER MARGRETANN REVOCABLE TRUST & TROTTER MARGRETANN & GERALD TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rosada Way and Washburn Road, and Durango Drive and Bonita Vista Street within Lone Mountain (description on file). AB/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

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

17. VS-25-0864-DESERT PALO BLANCO HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Del Rey Avenue and Doe Avenue, and Red Rock Street and Jones Boulevard within the Spring Valley planning area (description on file). AB/rp/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

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

18. PA-25-700054-ISABELLE INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

ADOPTED - FORWARDED TO THE 03/04/26 BCC MEETING.

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

19. ZC-25-0855-ISABELLE INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

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 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. The Determination of No Hazard must not be expired.**
- **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

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. VS-25-0856-ISABELLE INVESTMENTS, LLC:
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include spandrel at the intersection of Pioneer Avenue and Frontier Street;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

21. WS-25-0857-ISABELLE INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

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;**
- **Right-of-way dedication to include spandrel at the intersection of Pioneer Avenue and Frontier Street;**
- **30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Streets Pavement Reconstruction #105 improvement project;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Applicant to add paint striping for the commercial driveway on Pioneer Avenue to regulate traffic entering the site.**

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. The Determination of No Hazard must not be expired.**
- **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

- **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 #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. PA-25-700055-COUNTY OF CLARK (AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action)

ADOPTED - FORWARDED TO THE 03/04/26 BCC MEETING.

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

23. ZC-25-0861-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 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

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

24. VS-25-0862-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 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;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

25. DR-25-0863-COUNTY OF CLARK(AVIATION):
DESIGN REVIEW for a proposed single-family residential development on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- 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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. TM-25-500208-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All street suffixes shall be spelled out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS (27 – 41): These items will be considered separately. Items 32 through 37 and Item 39 will be forwarded to the Board of County Commissioners' meeting for final action.

27. UC-25-0800-MCGILL KIMBERLY, LLC:

HOLDOVER USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate and reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.

DESIGN REVIEW for outdoor storage in conjunction with an existing office/warehouse building on 1.84 acres in an IP (Industrial Park) Zone. Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney. JG/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review.
- 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.

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.

28. WS-24-0424-BALLE, PETER S. & JILL L.:

WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.70 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Monte Cristo Way and north of Coley Avenue within Spring Valley. JJ/tpd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **The building permit for the walls on the side property lines shall not be issued until the non-compliant wall along Monte Cristo Way is removed or appropriately modified to comply with Title 30;**
- **6 months to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Applicant is advised that walls and landscaping shall not encroach into sight-visibility zones.**

Southern Nevada Health District (SNHD) - Engineering

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

29. WS-25-0734-YANG, TAYING & VIKTORIYA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/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.**

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.**

30. WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Approved for a patio cover only (no observation deck/balcony or stairs).**
- **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.**

31. WS-25-0827-JIANGCILONG:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed single-family residence on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)

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

32. PA-25-700052-BANYAI, PETER:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

ADOPTED - FORWARDED TO THE 03/04/26 BCC MEETING.

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

33. ZC-25-0836-BANYAI, PETER:

ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

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 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. The Determination of No Hazard must not be expired.
- 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 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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

34. VS-25-0837-BANYAI, PETER:

VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

35. WS-25-0838-BANYAI, PETER:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

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;
- 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;
- Reconstruct any unused driveways with full off-site improvements.

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. The Determination of No Hazard must not be expired.

- 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.
- 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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

36. PA-25-700053-MAI HUAN QUAN & ZHONG QING:
 PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/gc (For possible action)

ADOPTED - FORWARDED TO THE 03/04/26 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

37. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:
 ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise (description on file). MN/gc (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

38. VS-25-0852-MAI HUAN QUAN & ZHONG QING:
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

39. UC-25-0854-MAI HUAN QUAN & ZHONG QING:
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action)

APPROVED - FORWARDED TO THE 03/04/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Senior housing only;
- Maximum 3-story building;
- 39 feet maximum building height and 45 foot maximum height for elevator shafts;
- 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 to plant large box trees along eastern boundary; within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

40. TM-25-500206-MAI HUAN QUAN & ZHONG QING:
TENTATIVE MAP consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

Building Department - Addressing

- Street suffixes shall be spelled out.

Clark County Water Reclamation District (CCWRD)

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

ORDINANCE

41. ORD-26-900034: Review an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

REVIEWED - THIS ITEM IS SCHEDULED FOR THE 02/18/26 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.