

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

NONE.

ROUTINE ACTION ITEMS (4 – 17): 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 8 through 16 will be forwarded to the Board of County Commissioners' meeting for final action.

4. DR-25-0522-ELDORADO LAND CORPORATION:
DESIGN REVIEW for an existing batch plant on 8.62 acres in an IH (Industrial Heavy) Zone. Generally located south of Spring Canyon Road and east of Whidbey Road within the South County Planning Area (Eldorado Valley). JG/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 and compliance;**
- **Traffic study and compliance;**
- **Coordinate with Public Works - Development Review on limits of pavement rehabilitation.**

Fire Prevention Bureau

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

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. **UC-25-0525-IRVINE OM ENTERPRISE, LLC:**

USE PERMIT to allow an avocational training facility in conjunction with an existing office building on a portion of 1.82 acres in a CP (Commercial Professional) Zone. Generally located north of Silverado Ranch Boulevard and west of Pollock Drive within Paradise. MN/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

6. **VS-25-0504-WOW BUILD CO ONE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Blue Diamond Road and Bob Fisk 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;**
- **Grant any necessary easements.**

7. WS-25-0476-MACKOVSKI, ALEXANDER:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved single-family residential subdivision on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Agate Avenue and west of Monte Cristo Way within Enterprise. JJ/rr/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.**

8. PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action)

ADOPTED - FORWARDED TO THE 10/08/25 BCC MEETING.

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

9. ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):
ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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 #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):
VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 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.

11. UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Double row of trees required along the east property line;
- 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;**
- **No community gates are to be installed;**
- **Coordinate with Public Works - Development Review Division for the bridges over the Duck Creek Channel;**
- **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.**

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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 #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

12. PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)

ADOPTED - FORWARDED TO THE 10/08/25 BCC MEETING.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

13. ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 ZONE CHANGES for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department – Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

15. WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback.
DESIGN REVIEW for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Side elevations of residences to include a minimum of 2 architectural features in accordance with Title 30;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 45 feet to the back of curb for Valley View Boulevard;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. **TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**

- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Building Department - Addressing

- **All streets shall have approved names and suffixes;**
- **Approved street name list is required from the Combined Fire Communications Center;**
- **Irish Rose Street is a sound alike street name.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067-2025 to obtain your POC exhibit. Flow contributions exceeding CCWRD estimates may require another POC analysis.**

17. CP-25-900618: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

REPORT RECEIVED.

NON-ROUTINE ACTION ITEMS (18 – 31): These items will be considered separately. Items 27 through 31 will be forwarded to the Board of County Commissioners' meeting for final action.

18. ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:
 USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a proposed major training facility (outdoor shooting range); and 2) waive applicable design standards for proposed accessory structures (storage containers and trailers).
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping adjacent to a less intensive use; 2) parking lot landscaping; 3) required trash enclosure; and 4) required paving and striping.
 DESIGN REVIEWS for the following: 1) a proposed major training facility (outdoor shooting range); 2) accessory structures (storage containers and trailers); and 3) grading plan in conjunction with a hillside development (slopes greater than 12%) on 123.97 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of SR 161 and south of Sandy Valley Road within the South County Planning Area. JJ/rp/kh (For possible action)

HELD - 09/16/25 - per the applicant.

19. SC-25-0555-COUNTY OF CLARK (AVIATION):
 STREET NAME CHANGE to name an unnamed public right-of-way to Costco Way. Generally located south of Roy Horn Way and east of Buffalo Drive within Spring Valley. MN/mh/kh (For possible action)

**APPROVED.
 CONDITIONS OF APPROVAL -**

Comprehensive Planning

- **Subject to Costco Circle;**
- **Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.**

Building Department - Addressing

- **Subject to the street name Costco and the suffix approved by the Planning Commission.**

20. UC-25-0491-SOCARRAS, DALMARA ARIAS:

USE PERMIT for accessory living quarters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase wall height in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-Family Residential 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldora Avenue and west of Red Rock Street within Spring Valley. JJ/nai/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #1 WAS DENIED.

21. UC-25-0520-ELVI ASSOCIATES, LLC:

USE PERMIT for a school.

DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh (For possible action)

HELD - 09/16/25 - per the applicant.

22. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

HELD - 10/07/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

**10/14/25 Revision to NOTICE OF FINAL ACTION - ITEM #23
TUESDAY, SEPTEMBER 2, 2025
PLANNING COMMISSION MEETING**

**Additions indicated by *italics*
Deletions indicated by ~~strikeouts~~**

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 and mark the commencement of the twenty-five (25) day limitation period specified.

23. WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Gilespie Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action)

~~PLANNING COMMISSION RECOMMENDATION - APPROVAL -~~
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.

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.

24. WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain. MK/my/kh (For possible action)

~~PLANNING COMMISSION RECOMMENDATION - APPROVAL -~~

CONDITIONS OF APPROVAL -

Comprehensive Planning

- The wall along Coke Street and the interior side wall along the east property line will feature wrought iron for the top 2 feet of the wall.

- 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.

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.

WAIVER OF DEVELOPMENT STANDARDS #2 IS NO LONGER NEEDED.

THIS ITEM HAS BEEN APPEALED and scheduled for the 10/08/25 BCC meeting for final action.

25. WS-25-0521-SCHEIN FAMILY TRUST & SCHEIN AARON MICHAEL TRS:
 WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed accessory structures in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Riley Street and south of Corbett Street within Lone Mountain. AB/lm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the shipping container prior to final inspection for the proposed accessory structure (garage and game room).
- 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.

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.

26. WS-25-0533-AUED, BLAIR:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) reduce setbacks; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Single-Family Residential 20) Zone. Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor. TS/nai/kh (For possible action)

**PLANNING COMMISSION RECOMMENDATION - APPROVAL –
 CONDITIONS OF APPROVAL -**

- 1 year to review and to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Waiver of development standards #1 is only for the flying trapeze;
- No lights past 8:00 p.m.;
- No night practice past 8:00 p.m.;
- No business to be conducted on-site;
- Groundcover for the whole backyard.
- 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.

THIS ITEM HAS BEEN APPEALED and scheduled for the 10/08/25 BCC meeting for final action.

27. PA-25-700030-DM PYLE 2.50, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

ADOPTED - FORWARDED TO THE 10/08/25 BCC MEETING.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

28. ZC-25-0513-DM PYLE 2.50, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. VS-25-0514-D M PYLE 2 50, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

30.

WS-25-0515-D M PYLE 2 50, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.

31. TM-25-500127-DM PYLE 2 50, LLC:
TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

APPROVED - FORWARDED TO THE 10/08/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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.