

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, MARCH 19, 2025

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

Board of County Commissioners' Zoning Meeting minutes for 02/19/25.

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 and be heard separately when directed by the Board of County Commissioners.

4. SDR-25-0098-PRIMM SOUTH REAL ESTATE COMPANY:
SIGN DESIGN REVIEWS for the following: 1) increase the area and number of electronic message units, video; 2) increase the area of an electronic message unit, static; 3) increase monument sign area; 4) increase projecting sign area; 5) increase wall sign area; and 6) a comprehensive sign plan in conjunction with an existing resort hotel (Whiskey Pete's) on 60.80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located on the west side of I-15 and the north and south sides of Primm Boulevard within the South County Planning Area. 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.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that signs are not permitted within the right-of-way.

Department of Aviation

- Applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261-5789, which may include its own conditions for approval.

5. AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:
USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai/kh (For possible action)

HELD - 06/04/25 - per the applicant.

6. ET-25-400007 (ZC-0947-08)-COYOTE SPRINGS NEVADA, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 125.0 acre portion of 989 acres from an R-U (Rural Open Land) Zone and a C-2 (Commercial General) within a P-C (Planned Community) Overlay District to an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District for a resort/hotel casino and related uses.
USE PERMITS for the following: 1) expansion of the Gaming Enterprise District (GED); 2) a resort hotel consisting of 330 rooms; 3) increase the height of the resort hotel and casino; 4) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, convention and back-of-house areas, and a parking garage; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards on 40.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District.
DEVIATIONS for the following: 1) provide an alternative landscape on parking areas; 2) reduce the number of required loading and unloading spaces; and 3) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) a resort hotel and casino; and 2) all other accessory and incidental buildings and structures on 40.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community) Overlay District in the Coyote Springs Master Planned Community. Generally located on the north side of Twin Eagle Parkway, 1,200 feet east of Coyote Springs Parkway within the Northeast County Planning Area. MK/jm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 17, 2032 to complete.**
- **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.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until February 5, 2028 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

8. UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:

USE PERMIT for a school.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review to evaluate traffic impacts resulting from approval of the use permit or the use permit will expire;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Applicant is advised that off-site improvement 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.

9. UC-25-0116-TYEB, LLC:
USE PERMIT for a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)

HELD - 04/16/25 - per the applicant.

10. PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action)

ADOPTED.

11. ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

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

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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road (alignment) and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/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

- Right-of-way dedication to include 25 feet to the back of curb for Post Road;
- 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.

13. WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.

DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

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

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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action)

ADOPTED.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.**

15. ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:
ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.**
- **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 #0450-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. VS-25-0006-KRLJ 3, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/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.**

17. WS-25-0008-KRLJ 3, LLC:

WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.

DESIGN REVIEW for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard, Cactus Ave to Silverado Ranch improvement project;
- 90 days to record said separate document for the Decatur Boulevard, Cactus Avenue to Silverado Ranch 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.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.
- 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0450-2023 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

18. ZC-25-0040-LONGFELLOW, LLC:
ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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.**

19. WS-25-0041-LONGFELLOW, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.
DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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.**

20. ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

21. VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/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

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

22. WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **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.**

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 #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

23. **TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **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

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

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 #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

24. ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:
ZONE CHANGE to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.**

25. ORD-24-900796: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Tenaya Lofts, LLC & The Joel A. Laub and Kimberly L. Laub Family Trust for an office/warehouse complex with live-work dwelling units on 5.60 acres, generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/dw (For possible action)

ADOPTED.

26. ORD-24-900888: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Shoshana Capital LLC for a commercial complex on 3.90 acres, generally located east of Rainbow Boulevard and north of Wigwam Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (27 – 68): These items will be considered separately.

27. ET-25-400011 (NZN-19-0903)-LMG LAS VEGAS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until February 19, 2027 to commence or the waivers and design review will expire unless extended with approval of an extension of time;**
- **Staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised 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; 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

- 8 months to complete the off-site improvements along Arby Avenue per approved off-site plan;
- 1 year administrative review of off-site improvements.

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.

28. AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the time limit.

Southern Nevada Health District (SNHD) - Engineering

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

29. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Approved use permits are only authorized subsequent to the issuance of a Certificate of Occupancy for a principal residence;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that walls, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 140-18-810-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

WAIVERS OF DEVELOPMENT STANDARDS #1 THROUGH #3 WERE DENIED.

30. UC-24-0716-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
HOLDOVER USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fence height; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for public utility structures and associated structures and equipment on 8.91 acres in an IP (Industrial Park) Zone. Generally located on the south side of Spring Canyon Road, 825 feet west of the US 95 right-of-way within South County. JG/hw/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Coordinate with Public Works - Development Review on limits of pavement rehabilitation;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

- **Applicant to obtain approval of a fire protection plan and emergency response plan from the Clark County Fire Department prior to obtaining a building permit.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.**

31. UC-25-0033-TOMPKINS PLAZA, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

HELD - 04/16/25 - per the applicant.

32. UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:

USE PERMIT to allow contract construction services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) allow alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Waiver of development standard #1 approved for alternative landscaping, to be approved by staff, until such time off-site improvements are installed then street landscaping in compliance with Title 30 is required;**
- **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;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new**

land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **5 year review of waiver of development standards #3 related to full off-site improvements including driveway;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, and streetlights.**

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0061-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

33. UC-25-0075-NEVADA ROYAL HOLDING, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) allow attached sidewalk; and 3) reduce throat depth.

DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone. Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0062-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. VS-25-0062-KGS INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/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

- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

35. WS-25-0061-KGS INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential development on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;**
- **Applicant to construct a 5 foot wide detached asphalt walking path along Bronco Road, Oquendo Road, and El Camino Road.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;**
- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the 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 #0510-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

36. **TM-25-500014-KGS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;**
- **Applicant to construct a 5 foot wide detached asphalt walking path along Bronco Road, Oquendo Road, and El Camino Road.**

Department of Aviation

- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised 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 #0492-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

37. VS-25-0064-KGS INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (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

- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

38. WS-25-0063-KGS INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce street landscaping; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 2.48 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Applicant to construct a 5 foot wide detached asphalt walking path along Ponderosa Way and El Camino Road.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 #0510-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file).
JJ/rg/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

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

40. DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:
DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Expunge the design review portion UC-17-0705;
- Design review future phases;
- No buildings west of Miller Lane (alignment);
- 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 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;**
- **90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

41. WS-24-0526-GHANOLI HOLDINGS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **A business license shall not be issued, or if no business license is required, the use shall not commence 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

- **Full off-site improvements;**
- **Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street and spandrel at the intersection of Martin Avenue and Dean Martin Drive.**

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

42. WS-25-0024-UNIVERSAL CONCRETE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.

DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Waiver of development standard #1 approved for alternative landscaping to be approved by staff;
- Fencing in compliance with Title 30 is required after off-site improvements are installed;
- 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;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; certain uses are not permitted in the airport environs and certain other uses will require a special use permit; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 5 year review of waiver of development standards #2 related to full off-site improvements and driveway;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to paving, curb, gutter, and streetlights;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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.

43. WS-25-0091-HASHIMI, SHUJAUDIN SAID & ANSARY ANITA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) reduce driveway width; 5) eliminate throat depth; and 6) reduce driveway radii.
DESIGN REVIEW for a vehicle maintenance and repair facility in conjunction with an existing vehicle sales facility on 1.45 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Fremont Street and Oakey Boulevard within the Sunrise Manor Planning Area. TS/jud/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Gates to remain open during business hours;**
- **Applicant to provide an ALTA of existing improvements along Oakey Boulevard;**
- **If ALTA shows private improvements within the right-of-way, applicant to coordinate with Public Works - Development Review for the vacation of excess right-of-way along Oakey Boulevard.**
- **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.**

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #3 WERE DENIED.

44. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

ADOPTED.

45. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/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

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;

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

47. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :
HOLDOVER TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/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;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action)

ADOPTED.

50. ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:
ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

APPROVED.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

51. VS-24-0766-ABC HAVEN WEST INC:
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane 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

- **Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;**
- **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.**

52. WS-24-0767-ABC HAVEN WEST INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduce street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.

DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Combined block wall and retaining wall located in the southeast portion of the project, along the southern boundary, to be tiered with maximum wall heights of 8 feet, 3 feet, and 8 feet or as otherwise agreed to with the property owner to the south;**
- **Driveway constructed across common property line may require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;**
- **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.**

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

53. TM-24-500166-ABC HAVEN WEST INC:

TENTATIVE MAP consisting of 63 single-family residential lots and common lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Driveway constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;

- 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

- 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.

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 #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

54. ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:
 ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

55. VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:
 VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Spring Valley (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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

56.

WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) eliminate parking lot landscaping; 4) eliminate landscape buffer; 5) reduce approach distance; and 6) reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- The applicant agrees to install non-dark aggregate concrete in the parking lot area to improve solar reflectivity and help mitigate heat island effect;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

57. TM-25-500022-HANCOCK FOUNDRY VEGAS, LLC:
TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

58. ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

APPROVED.

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

59. VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

60. WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
 WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
 DESIGN REVIEW for a proposed single-family residential development in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Lot 13 driveway to be relocated to northeastern corner of lot and lot approved for alternative yards;
- 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;
- Applicant to redesign Lot 13 so driveway does not front Road "C";
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

61. TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/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;
- Applicant to redesign Lot 13 so driveway does not front Road "C";

- 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

- 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.
- 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 #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

62. ZC-25-0113-CITY LIGHT CHURCH, INC.:
 ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

63. VS-25-0114-CITY LIGHT CHURCH INC:
 VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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

Public Works - Development Review

- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;**
- **90 days to record said separate document for the Sunset Road improvement project;**
- **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.**

64. UC-25-0115-CITY LIGHT CHURCH, INC.:

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; 3) eliminate electric vehicle charging spaces; 4) waive street dedication; and 5) allow a dead-end street to not have a turnaround area.

DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **On-site traffic management to be provided during hours when parking lot is in use;**
- **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;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;**
- **90 days to record said separate document for the Sunset Road 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.**

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.**

65. SDR-25-0054-305CCD, LLC
SIGN DESIGN REVIEWS for the following: 1) increase directional sign area; 2) increase electronic message unit, video; 3) increase the number of freestanding signs; 4) allow roof signs; and 5) proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

HELD - 05/21/25 - per the applicant.

66. VS-25-0055-305CCD, LLC:
VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

HELD - 05/21/25 - per the applicant.

67. UC-25-0053-305CCD LLC:
AMENDED USE PERMITS for the following: 1) transient and non-transient hotel; 2) day and nightclub; and 3) offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length (no longer needed); 2) reduce loading spaces; 3) reduce throat depth; and 4) alternative street designs.
DESIGN REVIEWS for the following: 1) a shopping center; and 2) a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

HELD - 05/21/25 - per the applicant.

ORDINANCE – INTRODUCTION

68. ORD-25-900055: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/jm (For possible action)

INTRODUCED - public hearing 04/02/25.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.