NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, OCTOBER 6, 2026

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

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   NONE.

ROUTINE ACTION ITEMS (4 – 11): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. ET-26-400083 (UC-23-0261)-S M P HOLDINGS, LLC:
   USE PERMITS SECOND EXTENSION OF TIME for the following: 1) communication tower; and 2) reduce the separation from another communication tower.
   WAIVER OF DEVELOPMENT STANDARDS for encroachment into air space.
   DESIGN REVIEW for a proposed communication tower and associated ground-mounted equipment on 0.8 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Tamarus Street within Paradise. MN/lm/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until July 18, 2028 to commence or the application will expire unless extended with approval of an extension of time.**
   - **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

5. VS-26-0308-KUYKENDALL ROBERT LEWIS & SUZETTE:
   VACATE AND ABANDON a portion of a right-of-way being Iroquois Street located between Nickel Avenue and Obsidian Avenue within Sandy Valley (description on file). JJ/rp/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Satisfy utility companies' requirements.**

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

Public Works - Development Review

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

6. VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)

HELD - 11/03/26 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

7. VS-26-0494-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS:
VACATE AND ABANDON a portion of an un-named right-of-way located between US 95 South and Main Street within Searchlight (description on file). MN/jl/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

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

8. VS-26-0507-SPARK BRIXTON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/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 Sandhill Road improvement project;**
- **90 days to record said separate document for the Sandhill Road improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

9. WS-26-0513-2543 BRUCE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce screening; 2) increase fence/wall height; 3) increase maximum parking; and 4) modify residential adjacency standards.
DESIGN REVIEW for a proposed medical office in conjunction with an existing medical office on 0.72 acres in a CG (Commercial General) Zone. Generally located west of Bruce Street and south of Sahara Avenue within Winchester. TS/mh/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.**

Clark County Water Reclamation District (CCWRD)

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

10. WS-26-0531-ADAMS ARTHUR V & SONS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise. JG/mh/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;**
- **Off-site improvement permit will be required;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Eastern Avenue with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project.; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078 -2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

11. WS-26-0533-REID KELLY SEPARATE PROPERTY TRUST & REID KELLY TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Singel-Family 20) Zone. Generally located east of Schuster Street and north of Le Baron Avenue within Enterprise. JJ/ji/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Full 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.**

NON-ROUTINE ACTION ITEMS (12 – 30): These items will be considered separately. Items 22 through 30 will be forwarded to the Board of County Commissioners' meeting for final action.

12. UC-26-0333-L R L J PROPERTIES, LLC:
USE PERMIT for a refuse transfer station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh (For possible action)

HELD - 11/03/26 - per the applicant.

13. UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:
HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action)

HELD - 10/20/26 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

14. UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:
USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action)

HELD - 10/20/26 - per the applicant.

15. WS-26-0505-NOYA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of retaining walls in conjunction with a single-family residence on 0.51 acres within an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of La Madre Way and west of Grand Canyon Drive within Lone Mountain. AB/jl/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

16. WS-26-0511-CLINKSCALES DOUGLAS R & STACY:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce and eliminate building separations; and 3) increase hardscape for accessory structures in conjunction with an existing single-family residence on 0.07 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located north of Kyle Canyon Road and west of Knotty Pine Way within Mt. Charleston. AB/jl/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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.**

17. WS-26-0512-RED LEAF MANAGEMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase wall height on 0.17 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Mojave Road and south of Charleston Boulevard within Sunrise Manor. TS/bb/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Walls along the north and south property lines to be a maximum of 7 feet;**
- **Walls located on the east portion of the property as shown on the plans shall include a 3 foot high CMU block wall with 3 foot high wrought iron on top.**
- **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.**

18. WS-26-0527-LOLO TRUST & BAGDASARYAN AZNIV TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height in conjunction with an existing single-family residence on 0.28 acres in an RS80 (Residential Single-family 80) Zone. Generally located south of Jack Frost Road and north of Crestview Drive within Mt. Charleston. AB/ji/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL –

Comprehensive Planning

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

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.**

19. WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; 3) increase wall height; 4) increase hardscape; and 5) reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action)

HELD - 10/20/26 - per the Planning Commission.

20. WS-26-0534-ARTEAGA ORLANDO GONZALEZ:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action)

HELD - 11/03/26 - per the applicant.

21. WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping. DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/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

- **Comply with approved drainage study;**

- **Traffic study and compliance.**

Department of Aviation

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

Fire Prevention Bureau

- **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 #0085-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS: PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action)

ADOPTED - FORWARDED TO THE 11/04/26 BCC MEETING.
Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

23. ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
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 #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

24. VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;**
- **Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Building Department - Addressing

- **No comment.**

Fire Prevention Bureau

- **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)

- **No objection.**

25. UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
WAIVER OF DEVELOPMENT STANDARDS #3B WAS WITHDRAWN WITHOUT PREJUDICE.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;**
- **Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;**
- **The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

- **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 #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

26. PA-26-700039-USA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action)

ADOPTED - FORWARDED TO THE 11/04/26 BCC MEETING.
Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

27. ZC-26-0538-USA:
ZONE CHANGES for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action)
APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Department of Aviation

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

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

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. VS-26-0539-USA:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;**
- **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;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Building Department - Addressing

- **No comment.**

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No objection.**

29. WS-26-0540-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements on Wigwam Avenue;**
- **Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **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. The Determination of No Hazard must not be expired;**

- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Fire Prevention Bureau

- **No comment**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2027 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require another POC analysis.**

30. TM-26-500124-USA:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action)

APPROVED - FORWARDED TO THE 11/04/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements on Wigwam Avenue;**
- **Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **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 street suffixes shall be spelled out;**
- **Street names shall not include directional prefixes;**
- **The street shown as Silent Valley Court in the vicinity map shall be shown as Silent Valley Avenue;**
- **The street shown as Huack Street shall be spelled Hauck Street.**

Department of Aviation

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

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

PUBLIC COMMENTS

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