

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, FEBRUARY 4, 2026**

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**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.

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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 01/07/26.**

**ROUTINE ACTION ITEMS (4 – 20):** 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. DR-25-0849-LHMH, LLC:  
DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)

**HELD - 03/04/26 - per the applicant.**

5. ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:  
USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) off-site improvements; 4) reduce throat depth; and 5) driveway geometrics.  
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential Single-Family 20) Zone. Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley planning area. AB/ji/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Until January 17, 2028 to commence or the application will expire unless extended with approval of an extension of time;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with the code for the withdrawn waivers.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

6. ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):  
DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until December 6, 2027 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

7. VS-25-0859-CORNER INVESTMENT COMPANY, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane, and Flamingo Road and Albert Avenue (alignment) within Paradise (description on file). TS/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pedestrian Bridge Rehabilitation improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**

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

8. SDR-25-0860-CORNER INVESTMENT COMPANY, LLC:  
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing resort hotel (The Vanderpump previously known as The Cromwell) on a 4.36 acre portion of a 23.73 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pedestrian Bridge Rehabilitation improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.**
- **Applicant is advised that signs are not permitted within the right-of-way.**

9. PA-25-700051-POSTHAWK, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

**ADOPTED.**

**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; and to show fire hydrant locations on-site and within 750 feet.**

10. ZC-25-0795-POSTHAWK, LLC:  
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- 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; and to show fire hydrant locations on-site and within 750 feet.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

11. VS-25-0796-POSTHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.

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

**Public Works - Development Review**

- Applicant to vacate Post Road between Lindell Road and Mohawk Street;
- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- 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.

**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; and to show fire hydrant locations on-site and within 750 feet.

12. WS-25-0797-POSTHAWK, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 to vacate Post Road between Lindell Road and Mohawk Street;
- 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 Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- 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**

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

#### **Fire Prevention Bureau**

- **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; and to show fire hydrant locations on-site and within 750 feet.**

#### **Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

13. ZC-25-0844-PFC SEVEN, LLC:  
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (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 #0336-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-25-0845-PFC SEVEN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

15. DR-25-0846-PFC SEVEN, LLC:

DESIGN REVIEW for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/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;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**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 #0336-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. ORD-25-900966: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential attached development on 8.35 acres, generally located east of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

17. ORD-25-901027: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC, ADD PEBBLE, LLC, & NALA PROPERTIES, LLC for a single-family residential development on 23.10 acres, generally located north of Pebble Road and east and west of Grand Canyon Drive (alignment) within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

18. ORD-25-901028: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC for a single-family residential development on 7.92 acres, generally located south of Pebble Road and east of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

19. ORD-25-901037: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development on 7.4 acres, generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

20. ORD-25-901092: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 5, 2025. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (21 – 45):** These items will be considered separately.

21. SDR-25-0848-JHGV TWO, LLC  
SIGN DESIGN REVIEWS for the following: 1) allow an electronic message unit, video; 2) modify residential adjacency standards; and 3) proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise. JG/mh/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 signs are not permitted within the right-of-way.**

**WAIVERS OF DEVELOPMENT STANDARDS #2C AND #2D WERE WITHDRAWN.**

22. UC-25-0870-GAUGHAN SOUTH, LLC:  
USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation. WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.  
DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

**HELD - 02/18/26 - per the applicant.**

23. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:  
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action)

**HELD - 02/18/26 - per the Board of County Commissioners.**

24. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:  
AMENDED USE PERMITS for the following: 1) stables (no longer needed); and 2) increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action)

**HELD - 02/18/26 - per the Board of County Commissioners.**

25. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:  
AMENDED USE PERMITS for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.  
DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)

**HELD - 02/18/26 - per the Board of County Commissioners.**

26. VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

27. WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (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**

- **No garage access from the driveway off Bright Angel Way;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way.**

**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.**

**WAIVERS OF DEVELOPMENT STANDARDS #1B AND #4 WERE WITHDRAWN.**

28. WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:  
 WAIVER OF CONDITIONS of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Parking lot and outside storage limited to operable vehicles and truck trailers only;**
- **Limited to a maximum of 492 (total) vehicles and truck trailers.**

29. WC-25-400140 (NZA-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:  
 WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Oleta Avenue and west of Conquistador Street within Enterprise. JJ/al/kh (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 #0019-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

30. WS-25-0461-NELSON, JEREMY & KATIE:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

**HELD - 02/18/26 - per the applicant.**

31. WS-25-0798-CLARK PAT GST TRUST & CLARK PAT TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) increase building height; 3) reduce building separation; 4) increase retaining wall height; 5) modify residential adjacency standards; and 6) waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain. AB/bb/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**

- **Applicant to work with Public Works - Development Review to minimize the amount of fill necessary to balance the site as determined by the drainage study;**
- **Maximum retaining wall height necessary to retain the allowable fill as determined by the drainage study;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Kraft Avenue, 40 feet for Grand Canyon Drive and associated spandrel;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant to construct a 5 foot detached asphalt path along Kraft Avenue and Grand Canyon Drive.**
- **Applicant is advised that trees are not permitted within the sight visibility zones.**

**Clark County Water Reclamation District (CCWRD)**

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

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.**

32. WS-25-0828-B & O INVESTMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) alternative driveway geometrics; and 4) waive full off-site improvements.  
DESIGN REVIEW for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay. Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock. JJ/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements for the northern portion of the site along Erskine Junction Road;**
- **Full off-site improvements with future development of Wigwam Avenue and the southern portion of Erskine Junction Road may be required;**
- **Execute a Restrictive Covenant Agreement (deed restrictions) for Wigwam Avenue and the southern portion of Erskine Junction Road;**
- **Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**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.**

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.**

33. WS-25-0841-HUGHES FAMILY LIVING TRUST & HUGHES CODY C & AMY N TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the interior side setback; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 4.47 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Willow Avenue and east of Metcalf Drive within Moapa Valley. MK/nai/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Three sided shade structures to remain agricultural.**
- **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).**

**Southern Nevada Health District (SNHD) - Engineering**

- **Applicant is advised that there is an active septic permit on APN 070-02-310-011; 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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.**

34. WS-25-0843-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:  
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision map on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/kh (For possible action)

**WITHDRAWN.**

35. WS-25-0866-PN II, INC.:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.  
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Waiver of development standards limited to a maximum of 50 percent of the lots.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Department of Aviation**

- **Applicant is 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](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0143-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 36. WS-25-0867-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action)

**APPROVED.**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Waiver of development standards limited to a maximum of 50 percent of the lots.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Department of Aviation

- Applicant is 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.

**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 #0142-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:  
 PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)

**ADOPTED.**

38. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:  
 ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (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. 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.

**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 #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require the dedication to the back of curb, 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.

40. WS-25-0769-TOBLER, RUSSELL K. & BELLA NOIR, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Metal canopies, matching the canopies on the east elevation, with a minimum depth of 2 feet to be added above the windows on west elevation;**
- **Buffer trees to be a minimum of 10 feet in height at the time of planting where adjacent to existing residences;**
- **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 Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;**
- **The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. 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.

**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 #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**RECONSIDERATION**

41. UC-25-0762-SKY HI, LLC:  
RECONSIDERATION OF A USE PERMIT for cannabis establishment (retail store) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

**APPROVED.**

**Comprehensive Planning**

- A valid Clark County business license must be issued for this cannabis retail store within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; 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; 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.

**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.

**AGENDA ITEM**

42. AG-26-900013: Discuss whether Title 30 should be amended to address changes in the licensing of cannabis establishments, and direct staff accordingly. (For possible action)

**STAFF DIRECTED.**

## ORDINANCES – INTRODUCTION

43. ORD-25-901008: Introduce an ordinance to consider adoption of a Development Agreement with Diamond Starr Hills LLC for a single-family residential development on 5.0 acres, generally located north of Starr Hills Avenue and west of Dalia Grove Street within Enterprise. JJ/ji (For possible action)

**INTRODUCED - public hearing 02/18/26.**

44. ORD-26-900011: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 19, 2025. (For possible action)

**INTRODUCED - public hearing 02/18/26.**

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

**INTRODUCED - public hearing 02/18/26.**

### **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.