

12/03/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500161-DIAMOND FORD, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone.

Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-13-401-002

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6005 W. Ford Avenue
- Site Acreage: 2.44
- Project Type: Industrial tentative map
- Number of Lots: 1

**Project Description**

The plans depict a 1 lot industrial tentative map. Two existing buildings on site will remain as-is. Access is provided from an existing driveway from Ford Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0245	Waiver of development standard and design review for office/warehouse building	Approved by BCC	June 2022
VS-22-0246	Vacation and abandonment of patent easements	Approved by BCC	June 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Undeveloped
South	Business Employment	IL, IP, & RS20	Manufacturing, UPRR, & undeveloped
East	Business Employment	IP & RS20	UPRR & warehouse

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Business Employment	IL	Manufacturing & office space

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0753	A zone change to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****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**

- No comment.

**Building Department - Addressing**

- Street names shall not include directional prefixes.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** DIAMOND FORD, LLC**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118