

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY PLANNING COMMISSION**  
**7:00 P.M., TUESDAY, MAY 19, 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)

**Planning Commission Briefing and Regular Meeting Minutes for 04/21/26.**

**ROUTINE ACTION ITEMS (4 – 16):** 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. Item 9 and Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-26-400028 (UC-23-0014)-WELL DONE, LLC:  
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.  
DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley. AB/jm/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until March 21, 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Comply with previous conditions.**

5. TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:  
TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/rr/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

**Building Department - Addressing**

- The unit numbers will be finalized during the final map review.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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 #0527-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. VS-26-0173-BP FLAMINGO, LLC:  
VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/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**

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

7. WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ET AL & HANCOCK RANDALL:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/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.
- 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.

**Fire Prevention Bureau**

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

**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 #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ETAL & HANCOCK RANDALL:

TENTATIVE MAP consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Expunge TM-24-500024.**
- **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.**

**Building Department - Addressing**

- **The street shown as Montocloff Avenue on the Key Map shall be spelt Montcliff Avenue.**

**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 to show on-site fire lane, turning radius, and turnarounds; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

9. PA-26-700013-WAGNER ROBERT E & HILDA D:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres. Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action)

**ADOPTED - FORWARDED TO THE 06/17/26 BCC MEETING.**

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

- **No comment.**

10. PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action)

**HELD - 06/16/26 - per the applicant.**

11. ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:  
ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action)

**HELD - 06/16/26 - per the applicant.**

12. VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:  
VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action)

**HELD - 06/16/26 - per the applicant.**

13. WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.  
DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action)

**HELD - 06/16/26 - per the applicant.**

14. PA-26-700016-DESERT PALMS, INC.:  
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Corridor Mixed-Use (CM) on a 2.66 acre portion of 32.0 acres. Generally located east of US Highway 95 and north of State Route 163 within South County. MN/rk (For possible action)

**ADOPTED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**Fire Prevention Bureau**

- **No comment.**

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

- **No comment.**

15. ZC-26-0196-DESERT PALMS INC:  
ZONE CHANGE to reclassify a 2.66 acre portion of 32.0 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of US Highway 95 and north of State Route 163 within South County (description on file). MN/rk (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- **No comment.**

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

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

16. WS-26-0197-DESERT PALMS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) eliminate buffering and screening requirements.

DESIGN REVIEW for a communication utility building compound and all ancillary and associated equipment on a 2.66 acre portion of 32.10 acres in a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, and an RS80 (Residential Single-Family 80) Zone. Generally located east of US Highway 95 and north of State Highway 163 within the South County. MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**Fire Prevention Bureau**

- **No comment.**

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

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

**NON-ROUTINE ACTION ITEMS (17 – 39):** These items will be considered separately. Items 27 through 30 and Items 35 through 39 will be forwarded to the Board of County Commissioners' meeting for final action.

17. UC-26-0049-2925 FREMONT HOLDINGS, LLC:

HOLDOVER USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce buffering and screening; 3) eliminate street landscaping; and 4) fence.

DESIGN REVIEW for outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/sd/cv (For possible action)

**HELD - No Date - per the Planning Commission. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.**

18. WS-26-0154-BAZUA, JUAN:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/r/r/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;**
- **Storage building to be painted to match existing residence.**
- **Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit, and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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

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

19. WS-26-0172-AHARON, EMILI & ZINO, NIR:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Hinson Street within Enterprise. MN/tpd/cv (For possible action)

**DENIED.**

20. WS-26-0178-BOECKMAN, LARRY M II:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Halvern Avenue and east of Osbiston Way within Sunrise Manor. TS/dd/cv (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

21. WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action)
- DENIED.**
22. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.10 acres. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rk (For possible action)
- HELD - 07/07/26 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required.**
23. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER ZONE CHANGES for the following: 1) reclassify 5.10 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 west of Buffalo Drive and north of Torino Avenue within Enterprise (description on file). JJ/rk (For possible action)
- HELD - 07/07/26 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required.**
24. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)
- HELD - 07/07/26 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required.**
25. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set.  
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)
- HELD - 07/07/26 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required.**
26. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)
- HELD - 07/07/26 - per the applicant to rewrite.**

27. PA-26-700005-DIAMOND EDMOND, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley. MN/md (For possible action)

**ADOPTED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

28. ZC-26-0070-DIAMOND EDMOND, LLC:  
ZONE CHANGE to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 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.

**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 #0508-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. VS-26-0071-DIAMOND EDMOND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue, and Edmond Street and Mohawk Street; a portion of a right-of-way being Oquendo Road located between Edmond Street and Mohawk Street; a portion of a right-of-way being Edmond Street located between Oquendo Road and Quail Avenue; and a portion of a right-of-way being Quail Avenue located between Edmond Street and Mohawk Street within Spring Valley (description on file).  
MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

30. WS-26-0072-DIAMOND EDMOND, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.  
DESIGN REVIEW for a proposed office/warehouse building on 4.12 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Oquendo Road and west of Edmond Street within Spring Valley. MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Install a 10 foot tall decorative block wall along the west property line;
- No outside storage allowed;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

- Applicant is 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**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0508-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**WAIVERS OF DEVELOPMENT STANDARDS #1 & #2A WERE WITHDRAWN.**

31. PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action)

**HELD - 06/16/26 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

32. ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)

**HELD - 06/16/26 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

33. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.  
DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)

**HELD - 06/16/26 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

34. TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)

**HELD - 06/16/26 - per the applicant.**

35. PA-26-700014-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.21 acres. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/gc (For possible action)

**ADOPTED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**Department of Aviation**

- **The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;**
- **The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;**
- **The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- 30 foot streets are not code compliant.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- No comment.

36. ZC-26-0182-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

ZONE CHANGE to reclassify 4.21 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley (description on file). MN/gc (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 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;
- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- 30 foot streets are not code compliant.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. VS-26-0181-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

VACATE AND ABANDON portions of a right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of a right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- **Revise legal description, if necessary, prior to recording.**

**Building Department - Addressing**

- **No comment.**

**Fire Prevention Bureau**

- **30 foot streets are not code compliant.**
- **Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.**

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

- **No objection.**

38. WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) increase wall height; 3) increase retaining wall height; 4) reduce back of curb radius; and 5) alternative driveway geometrics.

DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Install a 10 foot tall decorative block wall along the south property line;**
- **If the pathway or landscape lighting is installed between the homes and the wall on the southern boundary, the lighting shall be limited to a maximum height of 6 feet and be directed downward along the south boundary;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

### **Department of Aviation**

- Applicant is 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.
- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### **Fire Prevention Bureau**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:  
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

**APPROVED - FORWARDED TO THE 06/17/26 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;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Department of Aviation**

- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- 30 foot streets are not code compliant.

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

**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 #0457-2026 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.