

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JULY 8, 2026

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

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

Board of County Commissioners' Zoning Meeting minutes for 06/03/26.

ROUTINE ACTION ITEMS (4 – 17): 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. ET-26-400047 (DR-23-0530)-SLOAN ARVILLE, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for modifications to a previously approved distribution center on 5.0 acres in an IP (Industrial Park) Zone. Generally located east of Arville Street and south of Sloan Road within South County. JJ/jm/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until January 5, 2028 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the 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 applications; 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 coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;**
- **Compliance with previous conditions.**

5. ET-26-400048 (TM-23-500071)-PN II, INC.:
TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 18, 2028 to record Phase 2-2 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. ET-26-400051 (UC-23-0586)-PATRIOT CONTRACTOR'S, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a gravel pit with temporary construction storage. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback to any equipment from an existing occupied residential dwelling; 2) reduce parking; and 3) exceed the maximum site disturbance in conjunction with Hillside Development.
DESIGN REVIEWS for the following: 1) a final grading plan in conjunction with a Hillside Development (slopes greater than 12%); and 2) a gravel pit with temporary construction storage, including an accessory structure (truck scale with booth) on a 32.5 acre portion of a 33.1 acre site in an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located east of I-15 and south of Larson Lane (alignment) within South County. JJ/md/kh (For possible action)

HELD - 09/16/26 - per the applicant.

7. VS-26-0289-CITY OF LAS VEGAS:
VACATE AND ABANDON a portion of a right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/ji/kh (For possible action)

HELD - 08/05/26 - per the applicant.

8. WS-26-0288-CITY OF LAS VEGAS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action)

HELD - 08/05/26 - per the applicant.

9. WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:
WAIVER OF CONDITIONS for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence 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 -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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; an interlocal agreement with City of Las Vegas will also be required.

10. WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with a proposed single-family residence on a portion of 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

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Michelli Crest Way and Bright Angel Way.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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. An interlocal agreement with City of Las Vegas will also be required.

11. WS-26-0300-MARYLAND FORD SPE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.

DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multi-family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located south of Ford Avenue and east of Maryland Parkway within Paradise. MN/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Incorporate at least one accent color on each of the elevations to be compatible with the multi-family dwellings.

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

Public Works - Development Review

- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue.

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 #0262-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. ZC-26-0282-DUTTS REAL ESTATE HOLDING, LLC:
ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Southern Nevada Health District (SNHD) - Engineering

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

13. ORD-26-900221: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Cimarron Spring Deux LLC, A & A Revocable Living Trust, and A & A III LLC for a single-family development on 2.54 acres, generally located west of Hinson Street and south of Richmar Avenue within Enterprise. JJ/tpd (For possible action)

ADOPTED.

14. ORD-26-900224: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TOLL SOUTH LV LCC for a single-family residential development on 1.26 acres, generally located south of Le Baron Avenue and east of Hinson Street within Enterprise. JJ/dd (For possible action)

ADOPTED.

15. ORD-26-900259: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZL II, LLC for an avocational or vocational training facility and parking lot expansion on 12.04 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/jl (For possible action)

ADOPTED.

16. ORD-26-900423: Conduct a public hearing on an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to modify the Title 30 Fee Schedule, a revised plans procedure, amend language for court reporter, correct typographical errors within defined terms, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

ADOPTED.

17. ORD-26-900431: 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 September 5, 2018, and April 22, 2026. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (18 – 40): These items will be considered separately.

18. ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalks; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action)

HELD - 08/19/26 - per the applicant.

19. UC-26-0247-FREMONT BOULDER CROSSING, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; 2) reduce security fence height; and 3) reduce access gate setback.
DESIGN REVIEW for a proposed tow yard with outdoor storage on 1.01 acres in an IL (Industrial Light) Zone. Generally located north of Sahara Avenue and west of Palm Street within Sunrise Manor. TS/jam/cv (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

- Reconstruct driveway as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA);
- Palm trees are not permitted.

20. UC-26-0302-RDXNWP, LLC:
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)

HELD - 08/19/26 - per the applicant.

21. VS-26-0287-GOLDSTROM & DEAN II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/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;
- Grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

22. WS-26-0286-GOLDSTROM & DEAN II, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) modified driveway geometrics.
DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone. Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/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 and application for review; the extension of time may be

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

Public Works - Development Review

- The southerly driveway on Decatur Boulevard shall operate as a one-way access and shall be clearly marked with one-way signage and pavement striping to indicate the permitted direction of travel;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Applicant to provide an auto-turn to demonstrate truck access into the site;
- Applicant to coordinate with Public Works - Development Review for all driveways.

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

- Minimum outside turning radius is 52 feet, inside is 28 feet, ensure all radii in fire lanes throughout meet fire code.
- 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; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0583-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-26-0292-MGR PROPERTIES, LLC:
VACATE AND ABANDON a portion of a right-of-way being Glen Avenue located between Dalhart Avenue and McLaurine Avenue; a portion of a right-of-way being McLaurine Avenue located between Glen Avenue and Park Street; and a portion of a right-of-way being Dalhart Avenue located between Glen Avenue and Park Street within Sunrise Manor (description on file). TS/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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

24. UC-26-0291-MGR PROPERTIES, LLC:
AMENDED USE PERMIT for an assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (no longer needed); 2) allow non-decorative fence/walls (no longer needed); and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone. Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge UC-25-0254;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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 #0582-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

25. **VS-26-0293-PARDEE HOMES NEVADA:**

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action)

HELD - 08/05/26 - per the applicant.

26. **WS-26-0294-PARDEE HOMES NEVADA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action)

HELD - 08/05/26 - per the applicant.

27. **PA-26-700018-DIAMOND QUAIL, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (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.**

28. **ZC-26-0214-DIAMOND QUAIL, LLC:**

ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

29. VS-26-0216-DIAMOND QUAIL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/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;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Fire Prevention Bureau

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

30. WS-26-0215-DIAMOND QUAIL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.

DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

31. **WS-26-0263-GREEN CIRCLE FOUNDATION, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle maintenance or repair facility and proposed retail suites in conjunction with an existing shopping center on a 0.85 acre portion of a 6.24 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west Valley View Boulevard and south of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Replant the trees and shrubs along the south property line in accordance with the previously approved landscape plan per ZC-0384-11 prior to the issuance of a Certificate of Occupancy;**
- **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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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

- Traffic study and compliance.

Department of Aviation

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

32. WS-26-0283-ODYSSEY SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffer wall; 2) allow attached sidewalk; and 3) allow modified driveway geometrics.

DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year review as a public hearing to review traffic impact prior to the issuance of building permits for Phase 2;
- Maximum of 600 students for Phase 1;

- Letter of support from the HOA of the residential property to the east, indicating a 6 foot high chain link fence with mesh screening is acceptable, shall be provided prior to issuance of a grading permit. If the letter is not provided, a wall shall be constructed per Title 30 regulations;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 1 year 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

- The installation of detached sidewalk will require a vacation of right-of-way and granting necessary easements for utility, pedestrian access, streetlight, and traffic control;
- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Fire Prevention Bureau

- Fire access appears it may be used for quiring vehicles for student pickup; when submitting civil plans to fire department for review please provide a note how queue line in fire access will be cleared out encase of an emergency.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

33. ZC-26-0295-REISS RONALD TRS:

ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems 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 systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. VS-26-0298-REISS RONALD TRS:

VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of a right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street;
- 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 recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- An address change for the billboard at 11855 Ensworth Street shall be required at recordation of the vacation unless the billboard will be dismantled for the proposed subdivision.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

35. WS-26-0297-REISS RONALD TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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

- Driveway shall be tapered for Lot 117;
- 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 Parvin Street;
- 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. PUD-26-0296-REISS RONALD TRS:
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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

- Driveway shall be tapered for Lot 117;
- 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 Parvin Street;
- 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 191-05-801-003 and 191-05-801-005; to connect to municipal sewer and remove the septic systems 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 systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. TM-26-500079-REISS RONALD TRS:

TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/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

- Driveway shall be tapered for Lot 117;
- 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 Parvin Street;
- 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, 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;
- Street names shall not include directional prefixes;
- All streets shall have approved street names and suffixes;
- Street suffixed shall be spelled out.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ORDINANCES – INTRODUCTION

38. ORD-26-900159: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential subdivision on 0.89 acres, generally located east of Hinson Street and north of Silverado Ranch Boulevard within Enterprise. JJ/tpd (For possible action)

INTRODUCED - public hearing 07/22/26.

39. ORD-26-900280: Introduce an ordinance to consider adoption of a Development Agreement with BDA South, LLC for a vehicle wash on 1.08 acres, generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/tpd (For possible action)

INTRODUCED - public hearing 07/22/26.

40. ORD-26-900472: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 6, 2026 and May 20, 2026. (For possible action)

INTRODUCED - public hearing 07/22/26.

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.