NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, SEPTEMBER 1, 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)

   Planning Commission Briefing and Regular Meeting Minutes for 07/21/26 and 08/04/26.

ROUTINE ACTION ITEMS (4 – 15): 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. Items 7 through 9 will be forwarded to the Board of County Commissioners' meeting for final action.

4. SDR-26-0439-COUNTY OF CLARK(AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE:
   SIGN DESIGN REVIEW to increase the area of an existing electronic sign (electronic message unit, video) in conjunction with an existing helicopter transportation service within the Signature Terminal on a portion of 19.61 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-75) Overlay. Generally located north of Sunset Road and east of Las Vegas Boulevard South within Paradise. JG/jm/kh (For possible action)

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

   Public Works - Development Review
   - **Applicant is advised that signs are not permitted within the right-of-way.**

5. TM-26-500051-BONNIE SPRINGS FAMILY L P:
TENTATIVE MAP consisting of 7 single-family residential lots on 35.24 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located south of Bonnie Springs Road and west of Los Loros Lane within Red Rock. JJ/sd/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;**
- **Private street to meet Uniform Standard Drawing 210.S1.**

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;**
- **The street to the east of lots 4 and 5 shall be labeled Los Loros Lane.**

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; 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 there are no public sanitary sewer facilities available and none are planned within the next 5 years.**

6. TM-26-500108-DIAMOND TORINO, LLC:
TENTATIVE MAP consisting of 18 residential lots and common lots on 1.33 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/rp/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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 feet for Torino Avenue;**
- **Provide paved legal access.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **Street names shall not include directional prefixes;**
- **The street shown as Pebble Road in the vicinity map shall be labeled correctly.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the District's website.**

7. PA-26-700037-COUNTY OF CLARK(AVIATION):
PLAN AMENDMENT to amend the Clark County Trails Map - Southwest - Las Vegas Valley of the Clark County Master Plan, along with related text in Appendix A, deleting trail alignments along the Bronco Street alignment between Patrick Lane and Post Road; and along a portion of the Sobb Avenue alignment between El Camino Road and Jones Boulevard and adding new trail alignments along a portion of Patrick Lane between Jones Boulevard and El Camino Road and along the western boundary of APN 163-35-703-007 from Patrick Lane to Sobb Avenue on 24.15 acres. Generally located between Patrick Lane and Post Road and between El Camino Road and Jones Boulevard within Spring Valley. MN/jgh (For possible action)

ADOPTED - FORWARDED TO THE 9/16/26 BCC MEETING.
Fire Prevention Bureau

- **No comment.**

8. ZC-26-0498-COUNTY OF CLARK(AVIATION):
ZONE CHANGE to reclassify 24.15 acres from an RS20 (Residential Single-Family 20) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located north of Post Road and west of Jones Boulevard within Spring Valley (description on file). MN/jgh (For possible action)

APPROVED - FORWARDED TO THE 09/16/26 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.**

9. WS-26-0499-COUNTY OF CLARK(AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) reduce throat depth; and 3) modified driveway geometrics.
DESIGN REVIEW for a proposed public facility (animal resource center) on a portion of 24.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Jones Boulevard and north of Post Road within Spring Valley. MN/lm/cv (For possible action)

APPROVED - FORWARDED TO THE 09/16/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**

- **Right-of-way dedication to include a portion of a cul-de-sac for Sobb Avenue.**

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.**

10. UC-26-0412-INVESTE PLUS:
USE PERMIT for a proposed avocational or vocational training facility (dance studio) within an existing commercial building on 1.1 acres in an IL (Industrial Light) Zone. Generally located west of Arville Street and south of Nevso Drive within Paradise. MN/jl/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

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

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.**

11. UC-26-0424-GARDEN FOUNDATION INC & MARSON JAN T:
USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/bb/kh (For possible action)

DELETED - ITEM WILL BE HEARD AT THE 09/02/26 BCC MEETING.

12. UC-26-0447-4180 DESERT INN, LLC:
USE PERMIT to allow a recreational or entertainment facility in conjunction with an existing office/warehouse complex on 1.02 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and west of Wynn Road within Winchester. JJ/bb/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

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

Clark County Water Reclamation District (CCWRD)

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

13. VS-26-0414-CIMARRON C H P, LLC:
VACATE AND ABANDON a portion of a right-of-way being Cimarron Road located between Lone Mountain Road and Red Coach Avenue within Lone Mountain (description on file). AB/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **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.**

Clark County Water Reclamation District (CCWRD)

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

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

HELD - 10/06/26 - per the applicant.

15. WS-26-0453-B S R 6276, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase wall height.
DESIGN REVIEW for proposed utility structures on 2.32 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

NON-ROUTINE ACTION ITEMS (16 – 26): These items will be considered separately. Items 20 through 22 will be forwarded to the Board of County Commissioners' meeting for final action.

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

HELD - 09/15/26 - per the Planning Commission.

17. UC-26-0425-MENDOZA CHRISTIAN & DE SANTIAGO GENESIS SHEILA LAINEZ:
USE PERMIT for small livestock (chickens and roosters).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-family 5.2) Zone. Generally located north of Maple Tree Avenue and east of Pinetree Street within Whitney. JG/ji/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year 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;**
- **Limited to 10 hens and zero roosters.**
- **Applicant is advised that 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.**

Clark County Water Reclamation District (CCWRD)

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

18. WS-26-0366-KIEPER, SCOTT W & LINDA B:
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for an addition in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Robindale Road and west of Maggie Belle Court within Paradise. MN/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

19. WS-26-0446-BARRIGA, RUBEN:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Boston Avenue and west of Frank Street within Sunrise Manor. TS/ji/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

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

Clark County Water Reclamation District (CCWRD)

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

20. PA-26-700033-HAFEN 1990 TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Agriculture (AG) on 3.54 acres. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 10/07/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant to show fire hydrant locations on-site and within 750 feet.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

21. ZC-26-0441-HAFEN 1990 TRUST:
ZONE CHANGE to reclassify 3.54 acres from an RS80 (Residential Single-Family 80) Zone to an AG (Agriculture) Zone. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock (description on file). JJ/gc (For possible action)

APPROVED - FORWARDED TO THE 10/07/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;**
- **Applicant to show fire hydrant locations on-site and within 750 feet.**

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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property appears to have an existing septic system. Please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.**

22. WS-26-0442-HAFEN 1990 TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) reduce parking; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for a plant nursery on 3.54 acres in an AG (Agriculture) Zone within the Red Rock Design Overlay District. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc/kh (For possible action)

APPROVED - FORWARDED TO THE 10/07/26 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Right-of-way dedication to include 40 feet for Wigwam Avenue, a portion of a cul-de-sac and associated spandrel;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Provide paved legal access;**
- **Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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

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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.**

23. PA-26-700034-B R CUBED, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)

HELD - 09/15/26 - per the applicant.

24. ZC-26-0450-B R CUBED, LLC:
ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)

HELD - 09/15/26 - per the applicant.

25. WS-26-0451-B R CUBED, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards. DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

HELD - 09/15/26 - per the applicant.

26. TM-26-500106-B R CUBED, LLC:
TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

HELD - 09/15/26 - per the applicant.

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.