# NOTICE OF FINAL ACTION
# CLARK COUNTY ZONING COMMISSION
# 9:00 A.M., WEDNESDAY, SEPTEMBER 2, 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 08/05/26.**

**ROUTINE ACTION ITEMS (4 – 20):** These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-26-0418-LV RAINBOW, LLC:
   DESIGN REVIEW for a lighting plan in conjunction with a mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. 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.**

   **Public Works - Development Review**
   - **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

5. SDR-26-0420-LV RAINBOW, LLC:
   SIGN DESIGN REVIEW to increase the number of freestanding signs in conjunction with mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. 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.**

**Public Works - Development Review**

- **Applicant is advised that signs are not permitted within the right-of-way; and that Nevada Department of Transportation (NDOT) permits may be required.**

6. ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:
USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise. TS/jl/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **Until August 7, 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 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.**

7. UC-26-0426-HOWARD HUGHES PROPERTIES, INC:
USE PERMIT for alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on a 3.94 acre portion of 37.59 acres in a C-2 (General Commercial) Zone and an R-5 (Apartment Residential District) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Oval Park Drive and east of Spruce Goose Street within Summerlin South. JJ/mh/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **Until November 16, 2033 to commence to coincide with the Summerlin Development Agreement;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **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; 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;**
- **Right-of-way dedication to include modified street standards for the Summerlin Master Plan for Marketwalk Place, City Park Drive, Sage Park Drive and associated spandrels;**
- **The installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Applicant to install signs and striping for loading zone area.**

**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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0019-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. WT-26-0492-SUMMIT 42, LLC:
WAIVER to extend the time limit for an improvement bond in conjunction with an existing development on 4.46 acres in an R-2 (Medium Density Residential District) Zone within the P-C (Planned Community) Overlay in Village 17 of the Summerlin Master Planned Community. Generally located south of Stardust Drive and west of Canyon Overlook Drive within Summerlin South. JJ/tpd (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.**

9. ZC-26-0415-COUNTY OF CLARK:
ZONE CHANGE to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone. Generally located north of Twain Avenue and east of Royal Crest Street within Paradise (description on file). TS/jgh (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 to show fire hydrant locations on-site and within 750 feet.**

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

- **Applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.**

10. WS-26-0416-COUNTY OF CLARK:
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance.
DESIGN REVIEW for a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone. Generally located north of Twain Avenue and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

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

**Public Works - Development Review**

- **Off-site improvement permit will be required;**
- **Applicant to install "Driveway Not For Public Use" signs for the west commercial driveway entrance on Twain Avenue;**
- **Applicant to install "No Parking" signs along Royal Crest Street.**

**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)**

- **The applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.**

11. ZC-26-0427-SELCO LAND HOLDINGS, LLC:
ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley (description on file). MN/jgh (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 to show fire hydrant locations on-site and within 750 feet.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0046-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

12. VS-26-0428-SELCO LAND HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road (alignment) and Tenaya Way and Pioneer Way within Spring Valley (description on file). MN/jl/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;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;**
- **90 days to record said separate document for the Sunset Road improvement project;**
- **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**

- **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.**

13. WS-26-0429-SELCO LAND HOLDINGS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IP (Industrial Park) Zone (previously notified as a CG Commercial General Zone) within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **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;**
- **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;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;**
- **90 days to record said separate document for the sunset Road improvement project.**

**Fire Prevention Bureau**

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **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 #0046-2027 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action)

**HELD - 10/07/26 - per the applicant.**

15. VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action)

**HELD - 10/07/26 - per the applicant.**

16. WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

**HELD - 10/07/26 - per the applicant.**

17. TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:
TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

**HELD - 10/07/26 - per the applicant.**

18. ORD-26-900448: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Parvin Senior Land LLC for a multi-family residential development on 5.00 acres, generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/jl (For possible action)

**ADOPTED.**

19. ORD-26-900587: 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 June 17, 2026. (For possible action)

**ADOPTED.**

20. ORD-26-900606: Conduct a public hearing on an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to add language related to Communication Tower, delete language related to Massage, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (21 – 53):** These items will be considered separately.

21. AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION, INC. & MARSON JAN T.:
HOLDOVER ZONE CHANGE FIRST APPLICATION FOR REVIEW to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.
USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/rp/cv (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **2 years to review the use permits and waivers of development standards #1 through #3;**
- **The recreational facility, including, but not limited to indoor and outdoor events, shall be for the sole use of tenants on the property.**

22. 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)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **2 years to commence and review.**
- **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; 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.**

23. UC-26-0403-PALM PROPERTIES, LLC:
HOLDOVER USE PERMIT for vehicle maintenance or repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements (allow attached sidewalks to remain); and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/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 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.**

**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 #0015-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

24. VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain (description on file). AB/hw/cv (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **Satisfy utility companies' requirements.**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

25. WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) reduce call box setbacks; and 6) waive full off-site improvements
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Azure Drive and east of Campbell Road within Lone Mountain. AB/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, 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;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **Applicant to construct a 5 foot asphalt path along Azure Drive and Campbell Road;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

**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.**

26. VS-26-0381-REMINGTON UTE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/cv (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;**
- **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.**

27. WS-26-0382-REMINGTON UTE, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/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;**
- **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.**

**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 #0013-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. TM-26-500096-REMINGTON UTE, LLC:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (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;**
- **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**

- **Street names in the vicinity map shall include the suffixes.**

**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 #0013-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

29. VS-26-0398-MARY BARTSAS 7, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action)

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

30. UC-26-0397-MARY BARTSAS 7, LLC:
HOLDOVER USE PERMITS for the following: 1) expand the gaming enterprise district; and 2) resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action)

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

31. VS-26-0436-V L V 1, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South; and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action)

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

32. UC-26-0437-V L V 1, LLC:
USE PERMIT for a resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

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

33. SDR-26-0438-V L V 1, LLC:
SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a 13.52 acre portion of a 35.65 total acre site in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

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

34. VS-26-0449-EAGLE NEST HENDERSON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/ji/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;**
- **Applicant to construct a 5-foot asphalt path along Maule Avenue;**
- **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 to show fire hydrant locations on-site and within 750 feet.**

35. WS-26-0448-EAGLE NEST HENDERSON LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/ji/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, 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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant to construct a 5-foot asphalt path along Maule 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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**

- **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 Noise Office at landuse@lasairport.com;**
- **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 Noise Office 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; 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 FAA 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**

- **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 that there is an active septic permit on APN 177-05-205-007; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0047-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

36. WS-26-0334-ATLAS SIGN, LLC:
HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking area landscaping (no longer needed); 3) waive full off-site improvements; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone. Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action)

**HELD - 10/07/26 - per the applicant.**

37. WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (community center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley. MN/jgh/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 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.**

**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 #0578-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

38. WS-26-0417-SILVER SERENE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/bb/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **The Waiver of Development Standards applies to Lots 7, 8, 11, 12, and 13 only;**
- **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**

- **Off-site improvements on Miller Lane to include 32 feet of paving only;**
- **Drainage study and compliance.**

**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 #0489-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

39. PA-26-700022-CITY OF LAS VEGAS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action)

**HELD - 10/07/26 - per the applicant.**

40. ZC-26-0257-CITY OF LAS VEGAS:
HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

**HELD - 10/07/26 - per the applicant.**

41. VS-26-0258-CITY OF LAS VEGAS:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action)

**HELD - 10/07/26 - per the applicant.**

42. DR-26-0259-CITY OF LAS VEGAS:
HOLDOVER DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action)

**HELD - 10/07/26 - per the applicant.**

43. ZC-26-0421-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
ZONE CHANGE to reclassify 10.08 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County (description on file). JG/gc (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Fire Prevention Bureau**

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **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 there are no public sanitary sewer facilities available and none are planned within the next 5 years.**

44. VS-26-0422-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Spring Canyon Road and Facility Access Road, and between Whidbey Road (alignment) and U.S. Highway 95 within South County (description on file). JG/gc/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Right-of-way dedication to include a portion of a cul-de-sac for Amcore Avenue;**
- **Provide paved legal access;**
- **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 to show fire hydrant locations on-site and within 750 feet.**

45. UC-26-0423-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fencing height; 4) reduce gate setback; 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for public utility structures and associated structures and equipment on 10.08 acres in an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County. JG/gc/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **The Applicant will extend and connect to Boulder City's water system no later than January 1, 2030, unless an extension of time is filed and approved;**
- **The Applicant will provide fire hydrants in locations approved by Boulder City within the Amcore Avenue right-of-way once extension and connection have occurred;**
- **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;**
- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.**

- **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;**
- **Right-of-way dedication to include a portion of a cul-de-sac for Amcore Avenue;**
- **Coordinate with Public Works - Development Review for inter-local agreement;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Provide paved legal access.**

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

46. ZC-26-0443-S4A004, LLC:
ZONE CHANGE to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Department of Aviation**

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

- **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 Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 35 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; 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 FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0045-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

47. VS-26-0445-S4A004, LLC:
VACATE AND ABANDON a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/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;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane improvement project;**
- **90 days to record said separate document for the Koval Lane improvement project;**
- **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.**

48. UC-26-0444-S4A004, LLC:
USE PERMIT for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce and eliminate buffering; 3) modify residential adjacency standards; 4) reduce parking; 5) reduce pedestrian walkway width; 6) reduce access gate setback; 7) allow attached sidewalk; and 8) alternative driveway geometrics.
DESIGN REVIEW for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh (For possible action)

**APPROVED.**
**WAIVER OF DEVELOPMENT STANDARDS #8A WAS WITHDRAWN. CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **Landscaping per plans on file;**
- **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;**
- **Reconstruct driveways as commercial curb return driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA);**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane improvement project;**
- **90 days to record said separate document for the Koval Lane improvement project;**
- **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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **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 Noise Office at landuse@lasairport.com;**
- **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 Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 35 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; 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 FAA 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.**

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

- **Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction.**

**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 #0045-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

## APPEALS

49. WC-26-400059 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:
APPEAL WAIVERS OF CONDITIONS of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **1 year to commence and review;**
- **The site is permitted as a daycare only until the application review, at which time the Board may consider allowing the school use;**
- **If the traffic study and associated requirements are completed prior to the application review, the school may operate if appropriate licenses and permits are obtained.**
- **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; 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 required to operate a school;**
- **Reconstruct driveways as commercial pan driveways per Uniform Standard Driveway 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA);**
- **If required by the traffic study, coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road.**

**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.**

50. UC-26-0303-VISIBLE NOISE, LLC:
APPEAL USE PERMIT for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)

**APPROVED.**
**CONDITIONS OF APPROVAL -**
**Comprehensive Planning**

- **1 year to commence and review;**
- **Use is limited to Units 110 and 135 only;**
- **Maximum of 100 occupants for any event;**
- **Maximum of 4 events per month;**
- **Hours of operation for any event are limited to 9:00 a.m. to 9:00 p.m.;**
- **Sound mitigating and sound proofing with the interior remodel/construction;**
- **No on-site attendee parking is permitted during event operations;**
- **Attendees shall be transported to and from the property via a shuttle service;**
- **The applicant/facility shall provide and coordinate all off-site transportation for attendees with copies of paid invoices provided to the Commissioner's office;**
- **Loitering on or around the exterior of the property is prohibited;**
- **Attendees are admitted only during scheduled events and must remain within the facility's designated interior areas;**
- **Re-entry is not permitted during events. Once a guest exits the facility, re-admission is not allowed.**

- **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; 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.**

## AGENDA ITEM

51. AG-26-900614: Discuss standards for fences and walls within the Neighborhood Protection (Rural Neighborhood Preservation) Overlay, and direct staff accordingly. (For possible action)

**STAFF DIRECTED.**

## ORDINANCES – INTRODUCTION

52. ORD-25-901039: Introduce an ordinance to consider adoption of a Development Agreement with SCW Diamond LLC for a vehicle wash on 1.30 acres, generally located south of Wigwam Avenue and east of Arville Street within Enterprise Planning Area. JJ/tpd (For possible action)

**INTRODUCED - public hearing 09/16/26.**

53. ORD-26-900588: Introduce an ordinance to adopt the Development Agreement with Grand Flamingo Capital Management LLC for a restaurant on 0.82 acres, generally located west of Rainbow Boulevard and south of Gray Avenue within Enterprise. (For possible action)

**INTRODUCED - public hearing 09/16/26.**

**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.