



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, NOVEMBER 5, 2025**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 17 are routine items for possible action.

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.

ITEMS 18 – 45 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

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)

ROUTINE ACTION ITEMS (4 – 17):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:
HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action)
5. SDR-25-0657-KOVAL LANE HOSPITALITY, LLC:
SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message units, video; 2) increase the number of electronic message units; and 3) increase the height of a directional sign in conjunction with an existing casino and hotel (Ellis Island) on 5.29 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Koval Lane and north of Rochelle Avenue within Paradise. JG/md/kh (For possible action)
6. AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)
7. ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) modified driveway design; and 2) alternative landscaping along a street.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay. Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)

8. UC-25-0659-RMMJ, LLC:
USE PERMIT for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Maryland Parkway Overlay standards; and 2) allow an attached sidewalk to remain.
DESIGN REVIEW for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located east of Maryland Parkway and south of Reno Avenue within Paradise. JG/md/kh (For possible action)
9. ZC-25-0646-NITE OWL, LLC:
ZONE CHANGE to reclassify 0.66 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Naples Drive and west of Paradise Road within Paradise (description on file). JG/gc (For possible action)
10. ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)
11. VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action)
12. DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
DESIGN REVIEW for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)
13. ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:
ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)
14. WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley. MK/bb/kh (For possible action)
15. ORD-25-900645: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV 4 Development, LLC for a single-family residential development on 2.04 acres, generally located east of Torrey Pines Drive and north of Levi Avenue within Enterprise. JJ/dw (For possible action)
16. ORD-25-900701: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 2.14 acres, generally located west of Gilespe Street and north of Wellspring Avenue within Enterprise. MN/dw (For possible action)
17. ORD-25-900803: 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 November 18, 2015, January 3, 2024 and August 6, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 45):

These items will be considered separately.

18. MPC-25-0332-MOAPA NORTH VILLAGE, LLC:
CONCEPT SPECIFIC PLAN for a mixed-use master planned community on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

PC Action - Approved
19. PA-25-700036-USA:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action)

PC Action - Adopted
20. ZC-25-0571-USA:
ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved
21. WS-25-0573-USA:
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

PC Action - Approved
22. PUD-25-0572-USA:
PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

PC Action - Approved
23. TM-25-500142-USA:
TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

PC Action - Approved

24. ET-25-400092 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/kh (For possible action)
25. ET-25-400108 (UC-23-0648)-SKY HI, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cannabis establishment (consumption lounge); and 2) modify design and development standards for the Midtown Maryland Parkway Design Overlay District.
DESIGN REVIEWS for the following: 1) a cannabis consumption lounge; 2) additions to an existing commercial building; and 3) site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/my/kh (For possible action)
26. UC-25-0601-DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY, INC.:
HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate street landscaping; 3) reduce and eliminate parking lot landscaping; 4) reduce buffering and screening; 5) modify residential adjacency standards; 6) alternative driveway geometrics; and 7) waive full off-site improvements.
DESIGN REVIEW for an existing place of worship and proposed storage building on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Ponderosa Way and east of Jones Boulevard within Spring Valley. MN/dd/cv (For possible action)
27. UC-25-0665-WARM SPRINGS CAPITAL MANAGEMENT, LLC:
USE PERMIT to allow gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.
DESIGN REVIEW for a retail store and gas station on 0.95 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Eastern Avenue within Paradise. MN/bb/kh (For possible action)

28. WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow a gated community; 3) increase fill height; 4) increase retaining wall height; and 5) waive full off-site improvements.
DESIGN REVIEW for a single-family residential subdivision on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action)
29. TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS:
TENTATIVE MAP consisting of 8 single-family residential lots on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action)
30. WS-25-0666-SVIC LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow off-site temporary construction activities; 2) waive off-site improvements (sidewalk, streetlights, and paving); and 3) waive dedication of right-of-way on a 12.5 acre portion of 21.37 acres in the RS80 (Residential Single-Family 80) and CR (Commercial Resort) Zones. Generally located west of Las Vegas Boulevard South and south of SR 161 within the South County planning area. MN/md/kh (For possible action)
31. WS-25-0667-SVIC LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow off-site temporary construction activities; 2) waive full off-site improvements; and 3) waive dedication of right-of-way on 28.78 acres in the RS80 (Residential Single-Family 80), CG (Commercial General), CR (Commercial Resort), and PF (Public Facility) Zones. Generally located east of Las Vegas Boulevard South and north of Prison Road within the South County planning area. MN/ji/kh (For possible action)
32. PA-25-700038-CHURCH BAPTIST FIRST KOREAN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action)

PC Action - Adopted

33. ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:
ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

PC Action - Approved

34. VS-25-0591-CHURCH BAPTIST FIRST KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

PC Action - Approved

35. WS-25-0592-CHURCH BAPTIST FIRST KOREAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)
- PC Action - Approved
36. TM-25-500150-CHURCH BAPTIST FIRST KOREAN:
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)
- PC Action - Approved
37. ZC-25-0661-CDC LAND, LLC SERIES D:
ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action)
38. UC-25-0662-CDC LAND, LLC SERIES D:
USE PERMIT for truck parking/staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.
DESIGN REVIEW for truck parking/staging and an outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh (For possible action)
39. ZC-25-0669-B & O INVESTMENT, LLC:
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise (description on file). MN/rk (For possible action)
40. VS-25-0672-B & O INVESTMENT, LLC:
VACATE AND ABANDON a portion of a right-of-way being Windmill Lane located between Giles pie Street and Rancho Destino Road, and a portion of a right-of-way being Giles pie Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/kh (For possible action)
41. WS-25-0670-B & O INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce throat depth; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise. MN/bb/kh (For possible action)

APPEAL

42. WS-25-0557-TAXPAYER & TAXPAYER:
APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

43. ORD-25-900529: Introduce an ordinance to consider adoption of a Development Agreement with 10800 LVB LLC for a congregate care facility and tavern on 5.0 acres, generally located east of Las Vegas Boulevard and north of Erie Avenue within Enterprise. MN/dw (For possible action)
44. ORD-25-900736: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 3.98 acres, generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)
45. ORD-25-900854: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 21, 2021 and August 20, 2025. (For possible action)

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.