



**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, OCTOBER 8, 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 – 31 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 32 – 55 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 – 31):

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-25-0596-ROBINDALE & ASSOCIATES, LLC:
DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)
5. SDR-25-0597-ROBINDALE & ASSOCIATES, LLC
SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)
6. DR-25-0600-DECATUR POST, LLC:
DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)
7. DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:
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)
8. AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)
9. ET-25-400076 (DR-21-0714)-LVBVN PROPERTY, LLC:
HOLDOVER DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) distribution center; and 2) finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)

10. ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.
DESIGN REVIEWS for the following: 1) recreational facility (pickleball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action)
11. UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
HOLDOVER USE PERMIT for a recreational or entertainment facility.
DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)
12. UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:
USE PERMIT for a hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.
DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/rr/kh (For possible action)
13. VS-25-0576-HIGHLAND & STERLING, LLC:
VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)
14. WS-25-0575-HIGHLAND & STERLING, LLC:
AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth (no longer needed).
DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action)
15. VS-25-0584-REMINGTON SUNSET, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessouri Street within Spring Valley (description on file). MN/md/kh (For possible action)
16. UC-25-0583-REMINGTON SUNSET, LLC:
USE PERMIT for offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce buffering and screening; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action)

17. TM-25-500149-REMINGTON SUNSET, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action)
18. PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action)
- PC Action - Adopted
19. ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):
ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)
- PC Action - Approved
20. VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):
VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/kh (For possible action)
- PC Action - Approved
21. UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action)
- PC Action - Approved
22. PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)
- PC Action - Adopted
23. ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGES for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action)
- PC Action - Approved

24. VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

PC Action - Approved

25. WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback.
DESIGN REVIEW for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

26. TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

27. CP-25-900588: Conduct a public hearing, adopt an amendment to the Flood Control Master Plan, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)
28. ORD-25-900552: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZSKSMAZ Township Family Trust and Malik Umer TRS for a mini-warehouse facility on 1.97 acres, generally located south of Frias Avenue and east of Valley View Boulevard within Enterprise. JJ/dw (For possible action)
29. ORD-25-900566: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 2.5 acres, generally located north of Camero Avenue and east of Hauck Street within Enterprise. JJ/dw (For possible action)
30. ORD-25-900654: 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 July 20, 2022, August 17, 2022, and July 2, 2025. (For possible action)
31. ORD-25-900675: Conduct a public hearing on an ordinance to adopt the Development Agreement with Athletics StadCo LLC for a recreational facility (baseball stadium) on 35.11 acres, generally located at the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. JG/sr (For possible action)

NON-ROUTINE ACTION ITEMS (32 – 55):

These items will be considered separately.

32. UC-25-0439-SLH PROCYON, LLC:
USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

33. UC-25-0594-AAA LAND INVESTMENT, LLC:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action)
34. WS-25-0589-SOSA CARLOS RAFAEL CORDON:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)
35. WS-25-0593-KIM MICHELLE KYUNG IN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs (AE-60) Overlay. Generally located north of Cressida Court and west of Montessori Street within Spring Valley. MN/nai/kh (For possible action)
36. PA-25-700030-DM PYLE 2.50, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

37. ZC-25-0513-DM PYLE 2.50, LLC:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

38. VS-25-0514-D M PYLE 2 50, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action)

PC Action - Approved

39. WS-25-0515-D M PYLE 2 50, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.
DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

Waiver of Development Standards #2 was Denied

40. TM-25-500127-DM PYLE 2 50, LLC:
TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

41. ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)
42. VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street located between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action)
43. WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)
44. TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)
45. ZC-25-0585-HOGAN EDWARD F IV:
ZONE CHANGE to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action)
46. VS-25-0586-HOGAN, EDWARD F. IV:
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action)
47. WS-25-0588-HOGAN, EDWARD F. IV:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise. MN/md/kh (For possible action)

APPEALS

48. WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS: APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain. MK/my/kh (For possible action)

PC Action - Approved

Waiver of Development Standards #2 is no longer needed

49. WS-25-0533-AUED, BLAIR: APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) reduce setbacks; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Single-Family Residential 20) Zone. Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor. TS/nai/kh (For possible action)

PC Action - Approved

AGENDA ITEM

50. AG-25-900739: Discuss the establishment of a Neighborhood Protection Overlay for a portion of Indian Springs and potential amendments to Title 30, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

51. ORD-25-900377: Introduce an ordinance to consider adoption of a Development Agreement with Gomer 11 LLC for a single-family residential development on 2.52 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/dw (For possible action)
52. ORD-25-900568: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 19.4 acres, generally located south of Mistral Avenue and east of Lindell Road within Enterprise. JJ/dw (For possible action)
53. ORD-25-900702: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 16, 2025. (For possible action)
54. ORD-25-900756: Introduce an ordinance to consider adoption of a Development Agreement with 46 8 Acre Investors LLC and South Valley Investors LLC for a multi-family development, South Valley Apartments Project, on 19.48 acres, generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/ja (For possible action)
55. ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (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.