



**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, FEBRUARY 4, 2026**

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 – 20 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 21 – 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 – 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-25-0849-LHMH, LLC:
DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)
5. ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:
USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) off-site improvements; 4) reduce throat depth; and 5) driveway geometrics.
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential Single-Family 20) Zone. Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley planning area. AB/ji/kh (For possible action)
6. ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):
DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action)
7. VS-25-0859-CORNER INVESTMENT COMPANY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane, and Flamingo Road and Albert Avenue (alignment) within Paradise (description on file). TS/md/kh (For possible action)
8. SDR-25-0860-CORNER INVESTMENT COMPANY, LLC:
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing resort hotel (The Vanderpump previously known as The Cromwell) on a 4.36 acre portion of a 23.73 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)
9. PA-25-700051-POSTHAWK, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

PC Action - Adopted

10. ZC-25-0795-POSTHAWK, LLC:
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)

PC Action - Approved
11. VS-25-0796-POSTHAWK LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action)

PC Action - Approved
12. WS-25-0797-POSTHAWK, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

PC Action - Approved
13. ZC-25-0844-PFC SEVEN, LLC:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action)
14. VS-25-0845-PFC SEVEN, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action)
15. DR-25-0846-PFC SEVEN, LLC:
DESIGN REVIEW for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action)
16. ORD-25-900966: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential development on 8.35 acres, generally located east of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)
17. ORD-25-901027: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC, ADD PEBBLE, LLC, & NALA PROPERTIES, LLC for a single-family residential development on 23.10 acres, generally located north of Pebble Road and east and west of Grand Canyon Drive (alignment) within Enterprise. JJ/dd (For possible action)
18. ORD-25-901028: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC for a single-family residential development on 7.92 acres, generally located south of Pebble Road and east of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

19. ORD-25-901037: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development on 7.4 acres, generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/dw (For possible action)
20. ORD-25-901092: 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 5, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (21 – 45):

These items will be considered separately.

21. SDR-25-0848-JHGV TWO, LLC
SIGN DESIGN REVIEWS for the following: 1) allow an electronic message unit, video; 2) modify residential adjacency standards; and 3) proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise. JG/mh/kh (For possible action)
22. UC-25-0870-GAUGHAN SOUTH, LLC:
USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.
DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)
23. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action)
24. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:
AMENDED USE PERMITS for the following: 1) stables (no longer needed); and 2) increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action)
25. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:
AMENDED USE PERMITS for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.
DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)

26. VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)
27. WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)
28. WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:
WAIVER OF CONDITIONS of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action)
29. WC-25-400140 (NZC-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Oleta Avenue and west of Conquistador Street within Enterprise. JJ/al/kh (For possible action)
30. WS-25-0461-NELSON, JEREMY & KATIE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)
31. WS-25-0798-CLARK PAT GST TRUST & CLARK PAT TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) increase building height; 3) reduce building separation; 4) increase retaining wall height; 5) modify residential adjacency standards; and 6) waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain. AB/bb/kh (For possible action)
32. WS-25-0828-B & O INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) alternative driveway geometrics; and 4) waive full off-site improvements.
DESIGN REVIEW for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay. Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock. JJ/bb/kh (For possible action)

33. WS-25-0841-HUGHES FAMILY LIVING TRUST & HUGHES CODY C & AMY N TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the interior side setback; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 4.47 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Willow Avenue and east of Metcalf Drive within Moapa Valley. MK/nai/kh (For possible action)
34. WS-25-0843-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision map on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/kh (For possible action)
35. WS-25-0866-PN II, INC.:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action)
36. WS-25-0867-PN II, INC.:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action)
37. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)

PC Action - Adopted

38. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

PC Action - Approved

39. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

PC Action - Approved

40. WS-25-0769-TOBLER, RUSSELL K. & BELLA NOIR, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

PC Action - Approved

RECONSIDERATION

41. UC-25-0762-SKY HI, LLC:
RECONSIDERATION OF A USE PERMIT for cannabis establishment (retail store) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

BCC Action - Approved

AGENDA ITEM

42. AG-26-900013: Discuss whether Title 30 should be amended to address changes in the licensing of cannabis establishments, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

43. ORD-25-901008: Introduce an ordinance to consider adoption of a Development Agreement with Diamond Starr Hills LLC for a single-family residential development on 5.0 acres, generally located north of Starr Hills Avenue and west of Dalia Grove Street within Enterprise. JJ/ji (For possible action)
44. ORD-26-900011: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 19, 2025. (For possible action)
45. ORD-26-900034: Introduce an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, 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.