



**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, SEPTEMBER 3, 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 – 18 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 19 – 39 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](mailto: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 – 18):**

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. ET-25-400076 (DR-21-0714)-LVBVN PROPERTY, LLC:  
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)
5. ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:  
USE PERMIT FIRST EXTENSION OF TIME for senior housing.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.  
DESIGN REVIEWS for the following: 1) multi-family residential development for senior housing; and 2) alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action)
6. ET-25-400079 (ZC-23-0067)-ELEGANCE RUSSELL, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) senior housing; and 2) Project of Regional Significance.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth; and 4) allow non-standard improvements in the right-of-way.  
DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade on 11.2 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/lm/kh (For possible action)
7. ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for live entertainment.  
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) minor expansion to a resort hotel; and 2) tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action)

8. UC-25-0530-DREAM BIG FAMILY TRUST & REHM SCOTT KENJI & JEANALIN JULIA VILLANUEVA TRS:  
AMENDED USE PERMITS for the following: 1) home occupation; 2) residential stable (no longer needed); 3) small livestock; and 4) household pets.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Westwind Road and south of Charleston Boulevard within the Spring Valley Planning Area. AB/md/kh (For possible action)
9. VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action)
10. WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action)
11. WS-25-0492-SJD FARM, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone. Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)
12. PA-25-700028-T-BIRD PLAZA, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)

PC Action - Adopted

13. ZC-25-0430-T-BIRD PLAZA, LLC:  
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action)

PC Action - Approved

14. ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:  
ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)
15. ZC-25-0526-QUANTUM PEAK VENTURES, LLC:  
ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

16. ORD-25-900399: 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 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)
17. ORD-25-900476: 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 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)
18. ORD-25-900561: 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 4, 2025. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (19 – 39):**

These items will be considered separately.

19. UC-25-0169-OBJECT DASH, LLC:  
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
20. UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:  
HOLDOVER USE PERMIT for a proposed gas station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.  
DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)
21. WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:  
WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)
22. WS-25-0509-SUNSET ROAD COMPANY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.  
DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)

23. WS-25-0506-BLUE SKY IRREVOCABLE TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) reduced setback; 3) allow an attached sidewalk; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a commercial building on 0.4 acres in a CG (Commercial General) Zone.  
Generally located south of Charleston Boulevard and east of Mojave Road within Sunrise Manor.  
TS/mh/kh (For possible action)
24. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:  
HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action)
25. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)
26. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.  
DESIGN REVIEW for a single-family detached residential development on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action)
27. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:  
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action)
28. ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action)
29. VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action)
30. WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.  
DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)
31. TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

32. ZC-25-0523-FG INDEPENDENT HAULING, INC.:  
ZONE CHANGE to reclassify 0.50 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage District) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mount Hood Street within the Sunrise Manor Planning Area (description on file). MK/jgh (For possible action)
33. WS-25-0524-FG INDEPENDENT HAULING, INC.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; 3) eliminate access gate setback; 4) eliminate street landscaping; and 5) waive full off-site improvements.  
DESIGN REVIEW for outdoor storage yards on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mt. Hood Street within the Sunrise Manor Planning Area. MK/mh/kh (For possible action)
34. ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:  
ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action)
35. WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-decorative fence along a street; 2) increase fence height; 3) eliminate and reduce buffering and screening; 4) modify residential adjacency standards; 5) reduce drive aisle width; 6) reduce throat depth; and 7) waive full off-site improvements.  
DESIGN REVIEW for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh (For possible action)

### **ORDINANCES – INTRODUCTION**

36. ORD-25-900433: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV, LLC for a single-family residential development on 2.5 acres, generally located south of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/dw (For possible action)
37. ORD-25-900573: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 8.59 acres, generally located south of Cactus Avenue and east of Quarterhorse Lane within Enterprise. JJ/dw (For possible action)
38. ORD-25-900609: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 18, 2025. (For possible action)
39. ORD-25-900625: Introduce an ordinance to adopt the Development Agreement with JAT Pebble LLC and JAT Pebble 2 LLC for a commercial and multi-family residential development on 28.1 acres, generally located west of Las Vegas Boulevard South and south of Pebble Road within Enterprise. (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.