



**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, AUGUST 19, 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 – 27 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 28 – 66 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 – 27):

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-26-0400-BACK BOWL-SUMMERLIN LP:
DESIGN REVIEW for a proposed clubhouse, pump house, and guard house on a 13.37 acre portion of 231.39 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District within the Summerlin Master Planned Community. Generally located south of Tropicana Avenue (alignment) and west of Hualapai Way within Summerlin South. JJ/tpd/cv (For possible action)
5. DR-26-0408-UNCOMMONS LIVING BLDG 1, LLC:
DESIGN REVIEWS for the following: 1) office and retail building; and 2) modifications to the existing pedestrian realm on a 1.39 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC215 within Spring Valley. MN/rr/cv (For possible action)
6. SDR-26-0406-BCORE PARADISE, LLC:
SIGN DESIGN REVIEW for a comprehensive sign plan for a resort hotel (Bellagio) on 75.45 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Flamingo Road within Paradise. JG/rg/cv (For possible action)
7. AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION INC & MARSON JAN T:
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)

8. ET-26-400062 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the development standards of the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics in conjunction with a mixed-use development on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action)
9. ET-26-400063 (DR-24-0608)-CAMPUS VILLAGE GROUP, LLC:
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action)
10. ET-26-400065 (UC-23-0401)-USA:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) allow public utility structures with all accessory/ancillary structures; 5) eliminate landscaping and screening requirements; 6) eliminate trash enclosure; 7) increase the height of utility structures; 8) noise limits; and 9) allow signage.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) public utility structures with all accessory/ancillary structures; 5) maintenance building and all ancillary structures and facilities; and 6) finished grade in conjunction with a proposed electric generation station, substation, and intertie transmission line on 2,400 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of SR 160 and south of Trout Canyon Road within the Northwest County Planning Area. JJ/tpd/cv (For possible action)
11. ET-26-400066 (ZC-22-0413)-SLETTEN CONSTRUCTION COMPANY:
USE PERMIT SECOND EXTENSION OF TIME to allow outside dining and drinking. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel on 2.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/ji/cv (For possible action)
12. ET-26-400067 (UC-25-0092)-PINECREST ACADEMY NEVADA:
USE PERMIT FIRST EXTENSION OF TIME for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Edna Avenue and east of Lindell Road within Spring Valley. JJ/jm/cv (For possible action)
13. UC-26-0360-OBJECT DASH, LLC:
USE PERMIT to allow an office within an existing commercial complex on 2.57 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and north of Flamingo Road within Paradise. TS/jud/cv (For possible action)

14. UC-26-0373-HILTON RESORTS CORPORATION:
USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action)
15. UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:
USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays. Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action)
16. UC-26-0374-TH SERVICE STATIONS II, LLC:
USE PERMITS for the following: 1) a college/university; and 2) increase building height.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed college/university and related and ancillary facilities on a 4.43 acre portion of 48.59 acres in a C-2 (General Commercial) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Twain Avenue and west of Hualapai Way within Summerlin South. JJ/dd/cv (For possible action)
17. WS-26-0363-WILDER TRUST & BENNALLACK GUY R & KARRIE M TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Cayon Drive and north of Red Coach Avenue within Lone Mountain. AB/rp/cv (For possible action)
18. WS-26-0384-ZHENG DA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening width.
DESIGN REVIEW for modifications to a previously approved commercial building on 0.85 acres in a CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action)
19. ZC-26-0370-PALM MORTUARY, INC.:
ZONE CHANGE to reclassify a 1.61 acre portion of a 4.34 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley (description on file). MN/md (For possible action)
20. VS-26-0371-PALM MORTUARY INC:
VACATE AND ABANDON a portion of a right-of-way being Myers Street located between Warm Springs Road and Arby Avenue within Spring Valley (description on file). MN/jam/cv (For possible action)
21. DR-26-0372-PALM MORTUARY, INC.:
DESIGN REVIEW for a proposed parking lot on a portion of a 4.34 acre site in conjunction with an existing commercial development in an IP (Industrial Professional) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley. MN/jam/cv (For possible action)
22. ZC-26-0387-191 20, LLC:
ZONE CHANGE to reclassify 11.53 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located on west of I-15 and north of Roark Avenue (alignment) within Sloan (description on file). JJ/jgh (For possible action)

23. VS-26-0389-191 20, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Las Vegas Boulevard South and between Huckleberry Lane (alignment) and Via Nobila, and a portion of right-of-way being Valley View Boulevard located between Hinson Street (alignment) and Las Vegas Boulevard South within South County (description on file). JJ/tpd/cv (For possible action)
24. WS-26-0388-191 20, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a proposed office/warehouse facility on 11.53 acres in an IL (Industrial Light) Zone. Generally located on west of I-15 South and north of Roark Avenue within Sloan. JJ/sd/cv (For possible action)
25. AG-26-900559: Accept and authorize the signature of the Performance Agreement with Athletics StadCo LLC for the A's Ballpark Southeast Garage and Phase I of the Central Utility Plant, generally located east of S. Las Vegas Boulevard and south of Tropicana Avenue within Paradise. JG/ja (For possible action)
26. ORD-26-900429: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with HD OLETA LLC and LAS VEGAS PAVING CORP for an office/warehouse complex on 9.67 acres, generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/tpd (For possible action)
27. ORD-26-900492: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Warm Springs by its' General Partner LV Warm Springs LV Warm Springs CP LLC by Flex GP holding Corp Owner for a warehouse and distribution center on 6.47 acres, generally located west of Tenaya Way and south of Arby Avenue within Spring Valley. MN/rp (For possible action)

NON-ROUTINE ACTION ITEMS (28 – 66):

These items will be considered separately.

28. SDR-26-0395-KUM & GO, LLC:
SIGN DESIGN REVIEW to increase the height of freestanding signs in conjunction with a proposed gas station and retail store on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/hw/cv (For possible action)
29. ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalks; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action)

30. UC-26-0302-RDXNWP, LLC:
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)
31. UC-26-0403-PALM PROPERTIES, LLC:
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)
32. VS-26-0368-HARSCH INVESTMENT PPTYS-NV, LLC:
VACATE AND ABANDON a portion of a right-of-way being Spring Mountain Road located between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/jam/cv (For possible action)
33. WS-26-0367-HARSCH INVESTMENT PPTYS-NV, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) eliminate and reduce parking lot landscaping; 4) modified driveway geometrics; and 5) allow an attached sidewalk.
DESIGN REVIEW for a proposed commercial building on 0.72 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jam/cv (For possible action)
34. VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC:
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)
35. WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC:
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)
36. VS-26-0381-REMINGTON UTE, LLC:
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)

37. WS-26-0382-REMINGTON UTE, LLC:
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)
38. TM-26-500096-REMINGTON UTE, LLC:
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)
39. VS-26-0398-MARY BARTSAS 7, LLC:
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)
40. UC-26-0397-MARY BARTSAS 7, LLC:
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)
41. WS-26-0113-TROPICANA LAND, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)
42. WS-26-0332-9 OF A KIND, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce back of curb radius; and 2) modified private street sections in conjunction with a proposed single-family residential subdivision on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action)
43. PUD-26-0329-9 OF A KIND, LLC:
HOLDOVER PLANNED UNIT DEVELOPMENT for 337 single-family detached residential lots with modified development standards on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action)
44. TM-26-500086-9 OF A KIND, LLC:
HOLDOVER TENTATIVE MAP consisting of 337 single-family residential lots and 55 common lots on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action)

45. 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)
46. WS-26-0351-SVIC LAND, LLC:
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a minor subdivision map in an IP (Industrial Park) Zone. Generally located northwest of Las Vegas Boulevard south and north of Prison Road within Jean. MN/dd/cv (For possible action)
47. WS-26-0385-MILLROSE PROPERTIES NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a previously approved single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rochelle Avenue and west of El Capitan Way within Spring Valley. JJ/hw/cv (For possible action)
48. WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):
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)
49. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.10 acres (previously notified as 5.0 acres). Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rk (For possible action)

PC Action - Denied

50. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 5.10 acres (previously notified as 5.0 acres) from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise (description on file). JJ/rk (For possible action)

PC Action - No Recommendation

51. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)

PC Action - No Recommendation

52. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (previously notified as front setbacks); 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set (no longer needed).
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)

PC Action - No Recommendation

53. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER AMENDED TENTATIVE MAP consisting of 18 (previously 20) single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)

PC Action - No Recommendation

54. 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)

PC Action - Adopted

55. 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)

PC Action - Approved

56. 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)

PC Action - Approved

57. 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)

PC Action - Approved

58. VS-26-0289-CITY OF LAS VEGAS:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/ji/kh (For possible action)

59. WS-26-0288-CITY OF LAS VEGAS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action)
60. ZC-26-0326-BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS:
ZONE CHANGE to reclassify 0.47 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/md (For possible action)
61. WS-26-0327-BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; 3) allow an attached sidewalk to remain; and 4) modify uniform standard drawings.
DESIGN REVIEW for a proposed office building on 0.47 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/jud/cv (For possible action)
62. ZC-26-0361-MALDONADO, DAVID SR:
ZONE CHANGE to reclassify 1.15 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, south of Desert Inn Road within Paradise (description on file). TS/jgh (For possible action)
63. UC-26-0362-MALDONADO, DAVID SR.:
USE PERMIT to allow outdoor storage.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for an existing office with proposed site modifications and outdoor storage in conjunction with an existing building on 1.15 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Boulder Highway within Paradise. TS/jud/cv (For possible action)

ORDINANCES – INTRODUCTION

64. ORD-26-900448: Introduce 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)
65. ORD-26-900587: Introduce 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)
66. ORD-26-900606: Introduce 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)

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.