



**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, JANUARY 7, 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 – 28 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 29 – 50 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 – 28):**

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-25-0783-RICHMAR 13, LLC:  
DESIGN REVIEW for alternative yards in conjunction with a previously approved single-family residential subdivision on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Richmar Avenue and west of Rosanna Street within Enterprise. JJ/mh/kh (For possible action)
5. SDR-25-0801-SG VEGAS OWNER, LLC  
SIGN DESIGN REVIEW to increase the area of animated signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/lm/kh (For possible action)
6. ET-25-400125 (ZC-21-0633)-SLOAN ARVILLE, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:  
1) allow an attached sidewalk; and 2) reduced throat depth.  
DESIGN REVIEWS for the following: 1) alternative landscaping; 2) a distribution center; and 3) finished grade on 5.0 acres in an IP (Industrial Park) Zone. Generally located east of Arville Street and south of Sloan Road within the South County planning area. JJ/mh/kh (For possible action)
7. ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:  
USE PERMIT FIRST EXTENSION OF TIME for public utility structures consisting of a pumping station, electric substation, fences, and walls.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.  
DESIGN REVIEWS for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone. Generally located north of Monthill Avenue and east of Hazelcrest Drive within Paradise. TS/tpd/kh (For possible action)

8. ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.  
DESIGN REVIEW for a mini-warehouse with vehicle storage on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O'Bannon Drive within the Spring Valley planning area. AB/lm/kh (For possible action)
9. VS-25-0781-CLARK BUILDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and Jones Boulevard and Westwind Road; and a portion of right-of-way being Jones Boulevard located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/bb/kh (For possible action)
10. WS-25-0780-CLARK BUILDINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a proposed office/warehouse building on 2.12 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Cougar Avenue within Enterprise. JJ/bb/kh (For possible action)
11. WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.  
DESIGN REVIEW for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)
12. SDR-25-0642-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC  
SIGN DESIGN REVIEWS for the following: 1) increase the area of wall signs; 2) electronic sign (electronic message unit, static); and 3) increase the area of roof signs for the proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/kh (For possible action)
13. WS-25-0799-TROPICANA LAND, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)
14. PA-25-700034-CLF, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)

15. VS-25-0559-CLF, LLC:  
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)  

PC Action - Approved
16. WS-25-0560-CLF, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set. DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)  

PC Action - Approved
17. TM-25-500140-CF, LLC:  
HOLDOVER TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)  

PC Action - Approved
18. PA-25-700043-LAUGHLIN LAGOON, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)  

PC Action - Adopted
19. ZC-25-0720-LAUGHLIN LAGOON, LLC:  
ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)  

PC Action - Approved
20. PA-25-700045-FB RIVIERA, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)  

PC Action - Adopted
21. ZC-25-0736-FB RIVIERA, LLC:  
ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)  

PC Action - Approved

22. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:  
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

23. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:  
ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

24. VS-25-0742-NEW CHINATOWN DEVELOPMENT, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

PC Action - Approved

25. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.  
DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

26. ZC-25-0778-GURUKRUPA, LLC:  
ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

27. ORD-25-900577: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PSI OQUENDO LLC for a mini-warehouse on 4.20 acres, generally located west of Fort Apache Road and north of Oquendo Road within Spring Valley. JJ/tpd (For possible action)

28. ORD-25-901025: 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 October 4, 2022 and October 8, 2025. (For possible action)

**NON-ROUTINE ACTION ITEMS (29 – 50):**

These items will be considered separately.

29. ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:  
APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.  
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise. TS/mh/kh (For possible action)
30. ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).  
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.  
DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action)
31. UC-25-0794-DAG HOLDINGS, LLC:  
USE PERMIT for a batch plant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) waive full off-site improvements; 3) reduce throat depth; and 4) permit existing driveways where commercial curb return driveways are required.  
DESIGN REVIEW for a batch plant and associated accessory structures on 5.00 acres in an IL (Industrial Light) Zone. Generally located south of Richmar Avenue and east of Redwood Street within Enterprise. JJ/mh/kh (For possible action)
32. VS-25-0807-GRAND REGINA ESTATES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain (description on file). AB/lm/kh (For possible action)
33. WS-25-0806-GRAND REGINA ESTATES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.  
DESIGN REVIEW for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action)
34. PA-25-700044-LAS VEGAS PAVING CORP:  
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

35. ZC-25-0726-LAS VEGAS PAVING CORP:  
ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

36. VS-25-0728-H D OLETA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

PC Action - Approved

37. WS-25-0727-HD OLETA, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) alternative driveway geometrics.  
DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action)

PC Action - Approved

38. ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:  
ZONE CHANGE to reclassify 0.5 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located west of Jones Street and north of Perkins Avenue within Moapa Valley (description on file). MK/rk (For possible action)
39. ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:  
ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located west of Parvin Street (alignment) and south of Loretta Lane within Enterprise (description on file). MN/al (For possible action)
40. VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:  
VACATE AND ABANDON easements of interest to Clark County located between Loretta Lane and Barbara Lane (alignment), and Rivero Street (alignment) and Parvin Street (alignment) within Enterprise (description on file). MN/rr/kh (For possible action)
41. WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; 2) reduce street landscaping; 3) reduce parking area landscaping; and 4) reduce throat depth.  
DESIGN REVIEW for a proposed multi-family residential development on 5.00 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/rr/kh (For possible action)

### **AGENDA ITEM**

42. AG-25-901075: Consider a request for reconsideration of UC-25-0762, and direct staff accordingly. TS/sr (For possible action)

### **ORDINANCES – INTRODUCTION**

43. ORD-25-900516: Introduce an ordinance to consider adoption of a Development Agreement with LV ERIE LLC for a commercial development on 3.53 acres, generally located east of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/dd (For possible action)
44. ORD-25-900867: Introduce an ordinance to consider adoption of a Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)



45. ORD-25-900930: Introduce an ordinance to consider adoption of a Development Agreement with Tripp Family Investments LLC for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres, generally located west of Durango Drive and north of Post Road within Spring Valley. JJ/dw (For possible action)
46. ORD-25-900950: Introduce an ordinance to consider adoption of a Development Agreement with Chetak Development for an expansion of an existing shopping center on 4.17 acres, generally located north of Cactus Avenue and east of Valley View Boulevard within Enterprise. JJ/ji (For possible action)
47. ORD-25-900961: Introduce an ordinance to consider adoption of a Development Agreement with Cool Storage of Las Vegas LLC for a warehouse and distribution center on 2.12 acres, generally located east of Jones Boulevard and north of Cougar Avenue within Enterprise. JJ/ji (For possible action)
48. ORD-25-900977: Introduce an ordinance to consider adoption of a Development Agreement with Picerne Bermuda LLC for a multi-family residential development on 12.2 acres, generally located south of Neal Avenue and west of Bermuda Road within Enterprise. MN/dw (For possible action)
49. ORD-25-900990: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 15.0 acres, generally located south of Pebble Road and west of Grand Canyon Drive within Enterprise. JJ/ji (For possible action)
50. ORD-25-901051: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 20, 2022 and October 22, 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.