



**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, JULY 22, 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 – 15 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 16 – 46 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 – 15):

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-26-0313-MIRAGE PROPCO, LLC:
DESIGN REVIEW for a proposed theater expansion in conjunction with a previously approved resort hotel (Hard Rock Hotel & Casino) on a portion of 76.93 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
5. AR-26-400056 (WS-24-0562)-BANK WELLS FARGO, NA:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.
DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and north of Boulder Highway within Sunrise Manor. TS/rg/cv (For possible action)
6. ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to eliminate sidewalk and street landscaping.
DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley. MN/jud/cv (For possible action)
7. ET-26-400053 (NZC-21-0209)-REDWOOD APARTMENTS, LP:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade.
Generally located north of Warm Spring Road and west of Redwood Street within Enterprise. MN/rp/cv (For possible action)

8. ET-26-400054 (UC-25-0072)-GD CARDEN ENTERTAINMENT, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) recreational or entertainment facility; 2) museum; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce parking requirements; 3) waive full off-site improvements; 4) reduce driveway approach distance; 5) reduce driveway departure distance; and 6) reduce driveway width.
DESIGN REVIEW for a recreational or entertainment facility and museum on 1.82 acres in an RS20 (Residential Single-Family 20) Zone within a Historic Designation (HDO) Overlay. Generally located north of Vegas Drive and west of Valley Drive within the Lone Mountain Planning Area. WM/rr/cv (For possible action)
9. ET-26-400055 (WS-24-0115)-COUGAR-JONES INVESTMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow attached sidewalks.
DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Cougar Avenue and east of Jones Boulevard within Enterprise. JJ/sd/cv (For possible action)
10. PA-26-700019-CHURCH SEARCHLIGHT COMMUNITY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood commercial (NC) on 4.8 acres. Generally located west of US Highway 95 and north of State Route 164 within Searchlight. MN/rk (For possible action)

PC Action - Adopted
11. ZC-26-0243-CHURCH SEARCHLIGHT COMMUNITY:
ZONE CHANGE to reclassify 4.8 acres from an RS80 (Residential Single-Family 80) Zone, an H-2 (General Highway Frontage) Zone, and a CG (Commercial General) Zone to a CG (Commercial General) Zone. Generally located west of US Highway 95 and north of State Route 164 within Searchlight (description on file). MN/rk (For possible action)

PC Action - Approved
12. WS-26-0244-CHURCH SEARCHLIGHT COMMUNITY:
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening requirements.
DESIGN REVIEW for communication utility buildings and associated equipment on a 0.23 acre portion of 4.80 acres in a CG (Commercial General) Zone. Generally located east of US Highway 95 and north of State Route 164 within Searchlight. MN/rg/cv (For possible action)

PC Action - Approved
13. ORD-26-900159: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential subdivision on 0.89 acres, generally located east of Hinson Street and north of Silverado Ranch Boulevard within Enterprise. JJ/tpd (For possible action)
14. ORD-26-900280: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BDA South, LLC for a vehicle wash on 1.08 acres, generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/tpd (For possible action)
15. ORD-26-900472: 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 May 6, 2026 and May 20, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 46):

These items will be considered separately.

16. 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)
17. UC-26-0254-BAKS, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce screening and buffering; 3) modify residential adjacency standards; 4) eliminate full off-site improvements; 5) allow attached sidewalk; and 6) alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display, equipment rental, sales, and service facility on a portion of 1.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located northeast of Boulder Highway and southeast of Hamilton Avenue within Whitney. JG/hw/cv (For possible action)
18. UC-26-0325-CALERO JOSE RAFAEL YANES & REINOSO LANY FLEITES:
USE PERMIT to allow a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) eliminate setback; 4) parking area design access; and 5) alternative driveway geometrics in conjunction with a proposed daycare on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located southwest of Consul Avenue and east of Caravelle Street within Sunrise Manor. TS/rp/cv (For possible action)
19. VS-26-0218-KULIK RIVER CAPITAL, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action)
20. UC-26-0219-KULIK RIVER CAPITAL, LLC:
HOLDOVER USE PERMITS for the following: 1) expand the gaming enterprise district; 2) resort hotel; and 3) recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action)
21. TM-26-500056-KULIK RIVER CAPITAL, LLC:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action)
22. VS-26-0316-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS:
VACATE AND ABANDON portion of a right-of-way being Tenaya Way located between Washburn Road and Verde Way within Lone Mountain (description on file). AB/jud/cv (For possible action)

23. WS-26-0315-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate full off-site improvements; 2) allow modified driveway geometrics; and 3) allow additional driveways in conjunction with a proposed single-family residence on 0.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Tenaya Way and north of Rosada Way within Lone Mountain. AB/jud/cv (For possible action)
24. WC-26-400035 (ZC-0239-05)-MUNOZ AMBROCIO & PETERSON HELEN:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study and compliance; 2) right-of-way dedication to include 30 feet for Ringe Lane; 3) right-of-way dedication to also include 40 feet for Alto Avenue; and 4) full off-sites for a previously approved outdoor storage facility on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/cv (For possible action)
25. UC-26-0179-MUNOZ AMBROCIO & PETERSON HELEN:
USE PERMITS for the following: 1) outdoor storage and display; and 2) vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) allow a non-decorative fence; 4) increase fence height; 5) reduce driveway width; and 6) waive off-site improvements.
DESIGN REVIEW for an existing outdoor storage and display and vehicle sales facility in conjunction with an existing vehicle tow yard on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/cv (For possible action)
26. WS-26-0180-MUNOZ AMBROCIO & PETERSON HELEN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) waive off-site improvements.
DESIGN REVIEW for proposed vehicle maintenance or repair facility and outdoor storage and display on 2.82 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and west of Betty Lane within Sunrise Manor. MK/rg/cv (For possible action)
27. WS-26-0305-BRITTON MARY HANNAH & FRAHM RICHARD HANS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate access gate setback; 2) allow a non-decorative wall; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action)
28. WS-26-0314-FREI RILEY:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 1.13 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located north of Bonelli Avenue and west of Andersen Street within Moapa Valley. MK/sd/cv (For possible action)
29. WS-26-0332-9 OF A KIND, LLC:
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)

30. PUD-26-0329-9 OF A KIND, LLC:
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)
31. TM-26-500086-9 OF A KIND, LLC:
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)
32. PA-26-700010-SOUTH DECATUR HOLDING CO., LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action)
- PC Action - Adopted
33. ZC-26-0137-SOUTH DECATUR HOLDING CO., LLC:
ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)
- PC Action - Approved
34. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.
DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
- PC Action - Approved
35. TM-26-500033-SOUTH DECATUR HOLDING CO., LLC:
TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
- PC Action - Approved
36. PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres. Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise. JJ/gc (For possible action)
- PC Action - Adopted
37. ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:
ZONE CHANGE to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)
- PC Action - Approved

38. VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action)

PC Action - Approved

39. WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce lot size; 3) increase retaining wall height; 4) eliminate parking area landscaping; 5) reduce street landscaping; and 6) allow modified driveway geometrics.
DESIGN REVIEW for a proposed single-family attached residential development on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

PC Action - Approved

Waiver of Development Standards #4 was Withdrawn

40. TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:
TENTATIVE MAP consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

PC Action - Approved

41. ZC-26-0267-PARDEE HOMES NEVADA:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.44 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 north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action)

42. VS-26-0268-PARDEE HOMES NEVADA:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and Cimarron Road (alignment) and Warbonnet Way within Enterprise (description on file). JJ/jam/cv (For possible action)

43. WS-26-0269-PARDEE HOMES NEVADA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase fill.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action)

44. TM-26-500069-PARDEE HOMES NEVADA:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action)

AGENDA ITEM

45. AG-26-900518: Discuss potential amendments to Title 30 related to standards for Massage establishments and direct staff accordingly. (For possible action)

ORDINANCE – INTRODUCTION

46. ORD-26-900512: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 3, 2026. (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.