



**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 2, 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 – 22 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 23 – 44 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 – 22):

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. AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:
USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road and east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action)
5. ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.
DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in a C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Las Vegas Boulevard South and north of Blue Diamond Road (alignment) within Enterprise. MN/nai/kh (For possible action)
6. VS-24-0644-RK VEGAS CIRCLE, LLC:
VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action)

7. UC-23-0801-RK VEGAS CIRCLE, LLC:
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)
8. VS-25-0363-CP LV PROPERTY OWNER, LC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action)
9. SDR-25-0362-CP LV PROPERTY OWNER, LLC
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)
10. VS-25-0373-DIAMOND MOHAWK CCA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment); and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action)
11. DR-25-0372-DIAMOND MOHAWK CCA, LLC:
DESIGN REVIEW for a proposed vehicle rental and sales facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and north of Post Road within Spring Valley. MN/bb/kh (For possible action)
12. WS-25-0371-WILLIAM LYON HOMES, INC.:
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/bb/kh (For possible action)

13. ZC-25-0171-SEABASS REALTY, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)
14. VS-25-0173-PRUDENTIAL, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)
15. DR-25-0172-PRUDENTIAL, LLC:
HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)
16. ZC-25-0354-TANDELA, JULINDA:
ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive and south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)
17. PA-25-700018-JAB HOLDING, LLC:
RECONSIDERATION OF A PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

PC Action - Adopted
BCC Action - Adopted

18. ZC-25-0221-JAB HOLDING, LLC:
RECONSIDERATION OF A ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

PC Action - Approved
BCC Action - Approved

19. VS-25-0222-JAB HOLDING, LLC:
RECONSIDERATION OF A VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)

PC Action - Approved
BCC Action - Approved

20. WS-25-0223-JAB HOLDING, LLC:
RECONSIDERATION OF A WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)
- PC Action - Approved
BCC Action - Approved
21. ORD-25-900232: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley. MN/dw (For possible action)
22. ORD-25-900389: 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 March 19, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (23 – 44):

These items will be considered separately.

23. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:
HOLDOVER AMENDED USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight. MN/dd/kh (For possible action)
24. UC-25-0219-AMIGO REALTY CORP:
HOLDOVER USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)
25. UC-25-0254-GONZALEZ, MARCELINO:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.
DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

26. UC-25-0322-NEVADA PROPERTY WEST, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow alternative driveway geometrics.
DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)
27. UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:
USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate short-term bicycle spaces; 3) eliminate street landscaping; 4) waive lighting standards; 5) waive noise standards; and 6) waive full off-site improvements.
DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Bruce Woodbury Drive and east of Thomas Edison Drive within Laughlin. MN/md/kh (For possible action)
28. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)
29. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)
30. WS-25-0301-MOLINA, BRENDA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)
31. WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study 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/bb/kh (For possible action)
32. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
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)

33. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
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)
34. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
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)
35. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
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)
36. ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:
ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)
37. UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.
DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)
38. ZC-25-0377-SIERRA READY MIX, LLC:
ZONE CHANGE to reclassify 8.16 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area (description on file). JJ/mc (For possible action)
39. UC-25-0378-SIERRA READY MIX, LLC:
USE PERMIT for a batch plant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) increase fence height; 3) reduce access gate setback; 4) increase maximum parking; 5) eliminate pedestrian walkways; 6) eliminate buffering and screening; 7) modify residential adjacency standards; 8) waive full off-site improvements; 9) eliminate spandrel dedication; and 10) reduce throat depth.
DESIGN REVIEW for a batch plant and associated accessory buildings on 8.16 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area. JJ/mh/kh (For possible action)
40. ZC-25-0380-FG INDEPENDENT HAULING, INC.:
ZONE CHANGE to reclassify 0.75 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area (description on file). MK/gc (For possible action)

41. WS-25-0381-FG INDEPENDENT HAULING, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence (chain-link); 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 0.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area. MK/md/kh (For possible action)

APPEAL

42. WS-25-0192-3591 BOULDER HIGHWAY, LLC:
APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)

PC Action - Approved
Waiver of Development Standards #1 was Denied

AGENDA ITEM

43. AG-25-900485: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

ORDINANCE – INTRODUCTION

44. ORD-25-900481: Introduce an ordinance to amend Title 30 to modify Truck Staging to expand its scope 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.