



**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, MAY 6, 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 – 8 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 9 – 34 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 – 8):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessori Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)
5. ET-26-400023 (WS-21-0701)-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)
6. TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:
TENTATIVE MAP consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)
7. ORD-26-900140: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MEQ-Cactus & Rainbow, LLC for a commercial shopping center on a portion of 5.5 acres, generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/ji (For possible action)
8. ORD-26-900227: 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 February 4, 2026 and February 18, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (9 – 34):

These items will be considered separately.

9. 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)
10. ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:
HOLDOVER 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)
11. UC-26-0011-DIAB DIAB & CAMERON:
HOLDOVER USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action)
12. UC-26-0165-WHITING VEGAS:
USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone. Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)
13. VS-26-0134-FORD INDUSTRIAL 114, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Cougar Avenue (alignment), and Dean Martin Drive and I-15 within Enterprise (description on file). JJ/sd/cv (For possible action)
14. UC-26-0133-FORD INDUSTRIAL 114, LLC:
HOLDOVER USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) security fencing; 3) allow a non-decorative fence; 4) increase maximum parking; 5) allow an attached sidewalk; and 6) modified driveway geometrics.
DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action)
15. VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/rr/kh (For possible action)

16. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics.
DESIGN REVIEW for a shopping center on 4.92 acres in a CG (Commercial General) Zone. Generally located south of Pebble Road and east of Rainbow Boulevard within Enterprise. JJ/rr/kh (For possible action)
17. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)
18. WS-26-0114-SMITH, CHARLES:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; and 3) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley. JJ/rp/cv (For possible action)
19. WS-26-0148-DBAC, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential development 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action)
20. TM-26-500038-DBAC, LLC:
TENTATIVE MAP consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action)
21. PA-25-700052-BANYAI, PETER:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

PC Action - Adopted

22. ZC-25-0836-BANYAI, PETER:
HOLDOVER ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)

PC Action - Approved

23. VS-25-0837-BANYAI, PETER:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

PC Action - Approved

24. WS-25-0838-BANYAI, PETER:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)

PC Action - Approved

25. PA-26-700001-ZHENG DA, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

26. ZC-26-0038-ZHENG DA, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action)

PC Action - Approved

27. VS-26-0037-ZHENG DA, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action)

PC Action - Approved

28. UC-26-0039-ZHENG DA, LLC:
HOLDOVER USE PERMIT for outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action)

PC Action - Approved

Waivers of development standards #2 and #3 were denied

29. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
ZONE CHANGE to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)
30. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise (description on file). MN/bb/kh (For possible action)
31. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:
USE PERMIT for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce throat depth; and 3) allow modified street standards.
DESIGN REVIEW for a commercial development consisting of a gas station, retail, and restaurant on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/bb/kh (For possible action)
32. ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:
ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action)
33. UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:
USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action)

ORDINANCE – INTRODUCTION

34. ORD-26-900297: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners meeting on March 4, 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.