



**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, APRIL 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 – 52 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. SDR-26-0122-FLAMINGO LV OPERATING CO., LLC
SIGN DESIGN REVIEWS for the following: 1) increase the number of electronic signs; 2) increase the area of electronic signs; and 3) proposed wall signs in conjunction with an existing resort hotel (Flamingo Resort Hotel) on 19.37 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/rg/cv (For possible action)
5. ET-26-400008 (ZC-23-0794)-DEAN JERRY & DEANNA FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for finished grade in conjunction with a proposed single-family residential subdivision in an RS10 (Residential Single-Family 10) Zone. Generally located south of Diablo Drive and east of Mann Street within Spring Valley. MN/rr/cv (For possible action)
6. ET-26-400017 (ZC-23-0935)-DIAMOND INDIAN SPRINGS III, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative street landscaping; 2) reduce height/setback ratio; 3) reduce gate setbacks; 4) waive full off-site improvements; and 5) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multi-family residential development; and 3) finished grade on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/hw/cv (For possible action)
7. ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:
TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv (For possible action)
8. UC-26-0042-COLOSO, LLC:
AMENDED HOLDOVER USE PERMIT to allow retail (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing commercial building (previously notified as office building) on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action)

9. WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:
WAIVER OF CONDITIONS of a zone change requiring the CP portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone. Generally located north of Flamingo Road and west of Lindell Road within Spring Valley. JJ/tpd/cv (For possible action)
10. 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)
11. ORD-25-900565: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BELTWAY BUSINESS PARK RETAIL No 1 LLC for a gasoline station and convenience store on 1.78 acres, generally located east of Jones Boulevard and south of Badura Avenue within Enterprise. MN/ji (For possible action)
12. ORD-26-900007: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a residential development on 12.68 acres, generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/jl (For possible action)
13. ORD-26-900054: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KENDALL MITCHELL & IRMA for a single-family residential development on 0.93 acres, generally located north of Raven Avenue and west of Edmond Street within Enterprise. JJ/dd (For possible action)
14. ORD-26-900112: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with WEST HENDERSON HOSPITAL MEDICAL CENTER LLC for an emergency care facility on 2.03 acres, generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/dd (For possible action)
15. ORD-26-900185: 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 January 21, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 52):

These items will be considered separately.

16. UC-26-0063-TAJALLI, HAMID R.:
HOLDOVER USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

17. VS-26-0120-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of a right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of a right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/cv (For possible action)
18. WS-26-0121-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)
19. TM-26-500030-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)
20. VS-26-0134-FORD INDUSTRIAL 114, LLC:
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)
21. UC-26-0133-FORD INDUSTRIAL 114, LLC:
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)
22. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:
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)
23. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:
HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)

24. WS-26-0106-STANKOSKY, CHARLES:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor. WM/rp/cv (For possible action)
25. WS-26-0114-SMITH, CHARLES:
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)
26. PA-25-700033-ALL INVESTMENTS, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action)
- PC Action - Adopted
27. ZC-25-0552-ALL INVESTMENTS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)
- PC Action - Approved
28. VS-25-0553-ALL INVESTMENTS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)
- PC Action - Approved
29. WS-25-0554-ALL INVESTMENTS, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height. DESIGN REVIEW for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)
- PC Action - Approved
30. TM-25-500138-ALL INVESTMENTS, LLC:
HOLDOVER TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)
- PC Action - Approved

31. PA-26-700001-ZHENG DA, LLC:
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
32. ZC-26-0038-ZHENG DA, LLC:
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
33. VS-26-0037-ZHENG DA, LLC:
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
34. UC-26-0039-ZHENG DA, LLC:
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 & #3 were denied
35. PA-26-700002-REGIONAL MARYLAND, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action)
- PC Action - Adopted
36. ZC-26-0043-REGIONAL MARYLAND, LLC:
ZONE CHANGE to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action)
- PC Action - Approved

37. VS-26-0044-REGIONAL MARYLAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action)
- PC Action - Approved
38. WS-26-0045-REGIONAL MARYLAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)
- PC Action - Approved
39. PUD-26-0046-REGIONAL MARYLAND, LLC:
PLANNED UNIT DEVELOPMENT for a 46 lot single-family attached residential development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)
- PC Action - Approved
40. TM-26-500010-REGIONAL MARYLAND, LLC:
TENTATIVE MAP consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)
- PC Action - Approved
41. PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk (For possible action)
- PC Action - Adopted
42. ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:
ZONE CHANGE to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley (description on file). MN/rk (For possible action)
- PC Action - Approved
43. VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)
- PC Action - Approved

44. WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics. DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action)

PC Action - Approved

45. ZC-26-0025-STRIKE INDUSTRIES, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)
46. WS-26-0026-STRIKE INDUSTRIES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics. DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)
47. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:
ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)
48. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:
USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements. DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action)

AGENDA ITEMS

49. AG-26-900195: Discuss whether to initiate a Master Plan Amendment to the Clark County Trails Map within the Clark County Master Plan, and direct staff accordingly. (For possible action)
50. AG-26-900204: Discuss whether to initiate an amendment to the Clark County Master Plan to add a heat mitigation plan, to update statistical information and exhibits, reorganize and streamline information, make corrections and clarifications as needed, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

51. ORD-26-900140: Introduce 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)

52. ORD-26-900227: Introduce 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)

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.