



**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, JUNE 3, 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 – 11 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 12 – 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 – 11):

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-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:
DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh (For possible action)
5. AR-26-400033 (UC-22-0059)-SIROONIAN, CHARLES B. & DEBORAH M.:
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located north of Hammer Lane and west of Auto Street within the Sunrise Manor Planning Area. MK/rp/kh (For possible action)
6. ET-26-400036 (NZC-23-0015)-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEW for a proposed multi-family development. Generally located north of Tonopah Avenue and west of Walnut Road within Sunrise Manor (description on file). WM/md/kh (For possible action)
7. ET-26-400037 (ZC-23-0679)-LOVES TRAVEL STOPS & COUNTRY STORES INC:
USE PERMIT FIRST EXTENSION OF TIME for a truck stop.
WAIVER OF DEVELOPMENT STANDARDS to waive sidewalk and allow alternative street landscaping.
DESIGN REVIEWS for the following: 1) a truck stop; 2) alternative parking lot landscaping; and 3) finished grade on 25.01 acres in a CG (Commercial General) Zone. Generally located east of US 95 and north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County). MN/rr/kh (For possible action)

8. WS-26-0220-SINGH PETROLEUM CORP.:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking lot landscaping (no longer needed); 2) reduce buffering and screening; and 3) modify residential adjacency standards.
DESIGN REVIEW for a proposed retail and restaurant building with drive-thru within an existing commercial complex on 1.29 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Lake Mead Boulevard within Sunrise Manor. MK/lm/kh (For possible action)
9. WS-26-0231-32 ACRES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce driveway approach distance; and 3) reduce driveway departure distance.
DESIGN REVIEW for a proposed shopping center on 3.97 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action)
10. ZC-26-0230-DIAMOND WINDMILL, LLC:
ZONE CHANGE to reclassify a portion of 0.94 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action)
11. ORD-26-900344: 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 August 18, 2021, September 22, 2021 and March 18, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (12 – 44):

These items will be considered separately.

12. 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)
13. UC-26-0165-WHITING VEGAS:
HOLDOVER 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)
14. UC-26-0217-CAMERON LAURA & JAMES:
USE PERMITS for the following: 1) allow additional household pets (dogs); and 2) allow a home occupation.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics in conjunction with an existing single-family residence on 0.56 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Radcliff Street and south of Robindale Road within Paradise. MN/rp/kh (For possible action)

15. VS-26-0223-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action)
16. WS-26-0224-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate Neighborhood Protection (RNP) Overlay standards; 3) eliminate street landscaping; and 4) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action)
17. TM-26-500059-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action)
18. WS-26-0159-MARINO FAMILY TRUST & MARINO WILLIAM J & BARBARA B TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) modify commercial driveway standards.
DESIGN REVIEW for a site redesign for an existing restaurant within an existing shopping center on a 1.07 acre portion of 15.89 acres in a CG (Commercial General) Zone. Generally located north of Reno Avenue and west of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action)
19. WS-26-0205-CRDJ NV MANAGEMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) waive full off-site improvements; and 4) allow a second driveway in conjunction with a proposed single-family residence on 1.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (NPO) Overlay. Generally located north of Red Coach Avenue and west of Grand Canyon Drive within Lone Mountain. AB/ji/kh (For possible action)
20. WS-26-0222-A & A III, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)
21. PUD-26-0221-A & A III, LLC:
PLANNED UNIT DEVELOPMENT for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)
22. TM-26-500058-A & A III, LLC:
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

23. PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

24. ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

25. VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action)

PC Action - Approved

26. WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce back of curb radius (no longer needed); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

WAIVERS OF DEVELOPMENT STANDARDS #2 & #3A WERE WITHDRAWN

27. TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

28. PA-26-700012-AVENDANO PROPERTY DEVELOPMENT, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc (For possible action)

PC Action - Adopted

29. ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:
ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor (description on file). WM/gc (For possible action)

PC Action - Approved

30. WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) increase retaining wall height; 3) increase fill (no longer needed); 4) allow an attached sidewalk to remain; and 5) eliminate driveway separation.
DESIGN REVIEW for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)
- PC Action - Approved
31. TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC.:
TENTATIVE MAP consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)
- PC Action - Approved
32. ZC-26-0225-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley (description on file). JJ/rk (For possible action)
33. VS-26-0226-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and Sunset Road and Maule Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action)
34. WS-26-0227-ERICKSON ELIZABETH & WILLIAM W REVOCABLE TRUST & ERICKSON WILLIAM W & ELIZABETH TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed personal services facility (fitness center) on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action)
35. ZC-26-0233-BLUD, LLC:
ZONE CHANGE to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action)
36. VS-26-0234-KEN'S FOODS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rr/kh (For possible action)

37. WS-26-0235-KEN'S FOODS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping; 3) increase retaining wall height; and 4) allow modified driveway geometrics. DESIGN REVIEW for the expansion of a food processing, warehouse, and distribution center on 42.33 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action)

ORDINANCES – INTRODUCTION

38. ORD-26-900100: Introduce an ordinance to consider adoption of a Development Agreement with Tripp Family Investments, LLC for a commercial development (restaurants with drive-thrus) on 1.21 acres, generally located south of Blue Diamond Road and west of Cameron Street within Enterprise. JJ/rp (For possible action)
39. ORD-26-900138: Introduce an ordinance to consider adoption of a Development Agreement with Main and Main Commerce Center LLC for a warehouse and distribution complex on 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard within Spring Valley. MN/jl (For possible action)
40. ORD-26-900142: Introduce an ordinance to consider adoption of a Development Agreement with A & A III LLC for a single-family residential development on 2.47 acres, generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/ji (For possible action)
41. ORD-26-900174: Introduce an ordinance to consider adoption of a Development Agreement with RICHMOND AMERICAN HOMES OF NEVADA INC for a single-family residential development on 19.19 acres, generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/ji (For possible action)
42. ORD-26-900228: Introduce an ordinance to consider adoption of a Development Agreement with TOLL SOUTH LV LLC for a single-family residential development on 2.48 acres, generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/ji (For possible action)
43. ORD-26-900317: Introduce an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners (Board) and to bring regulations in alignment with the Nevada Revised Statutes for Legal Nonconforming Lots, Residential Multi-Family 18 (RM18) Standards, Cannabis, Special Event, Light Manufacturing, a correction to the Accessible Space and Access Design requirement and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)
44. ORD-26-900393: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 17, 2023 and April 8, 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.