



**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, JANUARY 21, 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 – 19 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 20 – 47 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](mailto: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 – 19):**

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-25-0823-BDA NORTH, LLC:  
DESIGN REVIEW for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action)
5. ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce driveway throat depth.  
DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone. Generally located west of Butler Street and north of Warm Springs Road within Spring Valley. MN/gc/cv (For possible action)
6. ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.  
DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/md/cv (For possible action)
7. ET-25-400133 (UC-23-0209)-BESEAU, CONCHITA:  
USE PERMIT FIRST EXTENSION OF TIME for personal services (beauty salon).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setback; 2) reduce parking; 3) alternative street landscaping; 4) alternative landscaping adjacent to a residential use; 6) allow modified street standards; and 7) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) beauty salon on 0.49 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and west of Horseshoe Drive within Paradise. JG/md/cv (For possible action)

8. UC-25-0826-RESORTS WORLD LAS VEGAS, LLC:  
USE PERMITS for the following: 1) recreational and entertainment facilities; and 2) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.85 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Genting Boulevard within Winchester. TS/hw/cv (For possible action)
9. PA-25-700047-COUNTY OF CLARK:  
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)

PC Action - Adopted

10. ZC-25-0745-COUNTY OF CLARK:  
ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

PC Action - Approved

11. ZC-25-0815-FOLKS BROTHERS INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)
12. ORD-25-900516: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV ERIE LLC for a commercial development on 3.53 acres, generally located east of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/dd (For possible action)
13. ORD-25-900867: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)
14. ORD-25-900930: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Tripp Family Investments LLC for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres, generally located west of Durango Drive and north of Post Road within Spring Valley. JJ/dw (For possible action)
15. ORD-25-900950: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Chetak Development for an expansion of an existing shopping center on 4.17 acres, generally located north of Cactus Avenue and east of Valley View Boulevard within Enterprise. JJ/ji (For possible action)
16. ORD-25-900961: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Cool Storage of Las Vegas LLC for a warehouse and distribution center on 2.12 acres, generally located east of Jones Boulevard and north of Cougar Avenue within Enterprise. JJ/ji (For possible action)

17. ORD-25-900977: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Picerne Bermuda LLC for a multi-family residential development on 12.2 acres, generally located south of Neal Avenue and west of Bermuda Road within Enterprise. MN/dw (For possible action)
18. ORD-25-900990: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 15.0 acres, generally located south of Pebble Road and west of Grand Canyon Drive within Enterprise. JJ/ji (For possible action)
19. ORD-25-901051: 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 April 20, 2022 and October 22, 2025. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (20 – 47):**

These items will be considered separately.

20. ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:  
HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.  
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.  
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)
21. ET-25-400122 (UC-23-0376)-4380 BOULDER, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (consumption lounge) in conjunction with an existing cannabis establishment (retail store and dispensary).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a non-restricted gaming property on 4.75 acres in an IP (Industrial Park) Zone. Generally located west of Boulder Highway and north of Twain Avenue within Paradise. TS/rr/kh (For possible action)
22. VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)
23. WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)

24. WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:  
WAIVER OF CONDITIONS of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/kh (For possible action)

25. SDR-25-0829-WT ML WARM SPRINGS, LLC:  
SIGN DESIGN REVIEW to modify residential adjacency standards for signage in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action)

26. WS-25-0461-NELSON, JEREMY & KATIE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

27. WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

PC Action - Approved

28. PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:  
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)

PC Action - Adopted

29. ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:  
ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)

PC Action - Approved

30. VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise (description on file). MN/dd/cv (For possible action)

PC Action - Approved

31. WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.  
DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

PC Action - Approved

32. TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:  
TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

PC Action - Approved

33. WS-25-0821-TOLL NORTH LV, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

34. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:  
HOLDOVER ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

35. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action)

36. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:  
HOLDOVER ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

37. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:  
HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.  
DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

38. ZC-25-0812-WICO PROPERTIES, LLC SERIES A:  
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)
39. VS-25-0813-WICO PROPERTIES, LLC SERA:  
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/jud/cv (For possible action)
40. UC-25-0814-WICO PROPERTIES, LLC SERA:  
USE PERMITS for the following: 1) outdoor storage and display; and 2) a caretaker unit.  
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.  
DESIGN REVIEWS for the following: 1) proposed outdoor storage and display; and 2) a proposed office with a caretaker unit on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Arville Street and north of Richmar Avenue within Enterprise. JJ/jud/cv (For possible action)

### **AGENDA ITEMS**

41. AG-26-900006: Discuss whether to modify the Title 30 Fee Schedule, and direct staff accordingly. (For possible action)
42. AG-26-900010: Consider a request for reconsideration of ET-25-400129 (ZC-23-0272), and direct staff accordingly. AB/sr (For possible action)

### **ORDINANCES – INTRODUCTION**

43. ORD-25-900966: Introduce an ordinance to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential attached development on 8.35 acres, generally located east of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)
44. ORD-25-901027: Introduce an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC, ADD PEBBLE, LLC, & NALA PROPERTIES, LLC for a single-family residential development on 23.10 acres, generally located north of Pebble Road and east and west of Grand Canyon Drive (alignment) within Enterprise. JJ/dd (For possible action)
45. ORD-25-901028: Introduce an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC for a single-family residential development on 7.92 acres, generally located south of Pebble Road and east of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)
46. ORD-25-901037: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development on 7.4 acres, generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/dw (For possible action)
47. ORD-25-901092: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 5, 2025. (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.