

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JANUARY 21, 2026

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

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)

Board of County Commissioners' Zoning Meeting minutes for 12/17/25.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0310-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until November 16, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time; will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **4 years to commence the next Phase of the project or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

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)

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)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

APPROVED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

ADOPTED.

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)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

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/tr/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Until September 6, 2027 to obtain a valid Clark County business license for this cannabis consumption lounge establishment, or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

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)

HELD - 02/04/26 - per the applicant.

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)

HELD - 02/04/26 - per the applicant.

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)

APPROVED.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **A minimum of seven, 36 inch box African Sumac trees shall be planted between the existing trees along the south property line;**
- **Illumination of the freestanding sign, including the chase lighting, is permitted when the African Sumac trees are planted;**
- **The chase lighting shall be turned off (non-illuminated) between the hours of 10:00 p.m. and 6:30 a.m.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Applicant is advised that signs are not permitted within the right-of-way.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

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)

HELD - 02/04/26 - per the applicant.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with the single-family residential;
- Traffic study and compliance with the single-family residential;
- Full off-site improvements with the single-family residential;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0313-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

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)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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/ev (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant to provide low spreading plants and rock in the 5 foot wide landscape strip between Ensworth Street and sidewalk as required by Title 30.04.01D;**
- **Provide a disclosure form to future homebuyers disclosing the location of the existing billboard;**
- **Provide a disclosure form to the future homebuyers disclosing the location of the future train;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Install conduit and pull boxes for streetlights.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the CCWRD sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- All vehicular ingress/egress is limited to East Charleston Boulevard;
- Applicant to dedicate and construct a bus shelter pad behind sidewalk, approximately 50 feet from their west property line per CCUSD No. 234.2.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and that any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

WAIVERS OF DEVELOPMENT STANDARDS WERE WITHDRAWN.

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)
HELD - 02/18/26 - per the applicant.
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)
HELD - 02/18/26 - per the applicant.
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)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

AGENDA ITEMS

41. AG-26-900006: Discuss whether to modify the Title 30 Fee Schedule, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

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)

REQUEST FOR RECONSIDERATION APPROVED - public hearing scheduled for 02/18/26.

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)

INTRODUCED - public hearing 02/04/26.

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)

INTRODUCED - public hearing 02/04/26.

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)

INTRODUCED - public hearing 02/04/26.

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)

INTRODUCED - public hearing 02/04/26.

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)

INTRODUCED - public hearing 02/04/26.

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.