



**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, DECEMBER 17, 2025**

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 – 30 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 31 – 43 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 – 30):

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

4. ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DEVIATION for existing sidewalk and landscaping.
DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/rp/cv (For possible action)
5. ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:
USE PERMIT SECOND EXTENSION OF TIME for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action)
6. ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single-family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 0.8 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv (For possible action)
7. VS-25-0749-WINDMILL CIMMARRON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/tpd/cv (For possible action)
8. UC-25-0748-WINDMILL CIMMARRON, LLC:
USE PERMIT for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce parking; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action)

9. TM-25-500182-WINDMILL CIMMARRON, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action)
10. WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; and 2) driveway geometrics.
DESIGN REVIEW for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action)
11. WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to increase sign height; and 2) to increase sign area (previously not notified).
DESIGN REVIEW for modifications to a previously approved comprehensive sign package in conjunction with an existing mixed-use project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone within in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/rg/cv (For possible action)
12. WS-25-0760-LAS VEGAS WIGWAM GILES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for reduced departure distance.
DESIGN REVIEW for modifications to a previously approved hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Wigwam Avenue within Enterprise. MN/hw/cv (For possible action)
13. PA-25-700034-CLF, LLC:
PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)

PC Action – Adopted

14. VS-25-0559-CLF, LLC:
VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)

PC Action – Approved

15. WS-25-0560-CLF, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

PC Action – Approved

16. TM-25-500140-CF, LLC:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

PC Action – Approved

17. PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

PC Action – Adopted

18. ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

PC Action – Approved

19. VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

PC Action – Approved

20. DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
DESIGN REVIEW for a proposed single-family residential development on 4.65 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/rg/cv (For possible action)

PC Action – Approved

21. TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 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/rg/cv (For possible action)

PC Action – Approved

22. ZC-25-0715-KHACHIKYAN MESROP:
HOLDOVER ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk (For possible action)

23. VS-25-0717-KHACHIKYAN MESROP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/cv (For possible action)

24. UC-25-0716-KHACHIKYAN MESROP:
HOLDOVER USE PERMIT for a vehicle paint and body shop.
DESIGN REVIEW for a proposed vehicle paint and body shop and accessory structure on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/cv (For possible action)

25. ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:
ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action)
26. VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action)
27. ZC-25-0774-OCEAN SHOWBOAT, INC.:
ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description on file). JJ/rk (For possible action)
28. VS-25-0773-OCEAN SHOWBOAT, INC.:
VACATE AND ABANDON a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action)
29. UC-25-0775-OCEAN SHOWBOAT, INC.:
USE PERMITS for the following: 1) outdoor dining and drinking; 2) recreational and entertainment facilities; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.
DESIGN REVIEW for a proposed shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone. Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv (For possible action)
30. ORD-25-900975: 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 3, 2022 and September 17, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (31 – 43):

These items will be considered separately.

31. UC-25-0756-BP FLAMINGO, LLC:
USE PERMIT for outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) modify residential adjacency standards; 4) allow an attached sidewalk; and 5) allow a commercial pan driveway.
DESIGN REVIEW for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action)
32. UC-25-0762-SKY HI, LLC:
USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

33. WS-25-0750-JAKES PLACE 8525, LLC:
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone. Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain. MK/jam/cv (For possible action)
34. ZC-25-0626-LINDA PROPERTIES, LLC:
ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action)
35. WS-25-0627-LINDA PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.
DESIGN REVIEW for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor. TS/sd/cv (For possible action)
36. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:
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)
37. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:
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)
38. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:
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)
39. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:
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)

APPEALS

40. WS-25-0557-TAXPAYER & TAXPAYER:
HOLDOVER APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

PC Action - Approved

41. WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:
APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd/cv (For possible action)

PC Action - Denied

ORDINANCES – INTRODUCTION

42. ORD-25-900577: Introduce an ordinance to consider adoption of a Development Agreement with PSI OQUENDO LLC for a mini-warehouse on 4.20 acres, generally located west of Fort Apache Road and north of Oquendo Road within Spring Valley. JJ/tpd (For possible action)
43. ORD-25-901025: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 4, 2022 and October 8, 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.