



**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, MARCH 18, 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 – 14 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 15 – 55 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 – 14):

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

4. SDR-26-0067-LV BLUE RAINBOW, LLC:
SIGN DESIGN REVIEWS for the following: 1) proposed wall signs; and 2) modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/dd/cv (For possible action)
5. UC-26-0041-BM HIGHLAND, LLC:
USE PERMIT for a proposed vocational training facility within an existing commercial/ industrial complex on 6.73 acres in an IL (Industrial Light) Zone. Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/rp/cv (For possible action)
6. UC-26-0059-PIACENTE, THOMAS S. & ANDREA:
USE PERMIT for a communication tower.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action)
7. WS-25-0872-ARCHITECTISTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action)
8. WS-26-0042-COLOSIO, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action)
9. WS-26-0050-CHD CONVENIENCE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone.
Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley. JJ/sd/cv (For possible action)

10. ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:
ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action)
11. CP-26-900039: Conduct a public hearing, adopt an amendment to the Flood Control Master Plan, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)
12. ORD-25-901047: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TRIPP FAMILY INVESTMENTS, LLC for a commercial development on 1.21 acres, generally located south of Blue Diamond Road and west of Cameron Street within Spring Valley. JJ/dd (For possible action)
13. ORD-26-900049: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with D.R. Horton, Inc. for a single-family residential development on 4.84 acres, generally located south of Pebble Road and west of I-15 right-of-way within Enterprise. JJ/jl (For possible action)
14. ORD-26-900087: 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 December 17, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (15 – 55):

These items will be considered separately.

15. ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.
DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)
16. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:
HOLDOVER USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.
DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action)
17. UC-26-0063-TAJALLI, HAMID R.:
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

18. VS-26-0021-GALKOS, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)
19. UC-26-0020-GALKOS, LLC:
HOLDOVER USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.
DESIGN REVIEW for an industrial development consisting of proposed outdoor storage and display and proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)
20. TM-26-500002-GALKOS, LLC:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)
21. WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth.
DESIGN REVIEW for a proposed light manufacturing facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise. JG/rg/cv (For possible action)
22. WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; and 2) reduce departure distance.
DESIGN REVIEW for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)
23. WS-26-0033-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)
24. TM-26-500005-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

25. WS-26-0055-DANIEL PERLA ASSOCIATES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of La Madre Way and west of Durango Drive within Lone Mountain. AB/sd/cv (For possible action)
26. WS-26-0060-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and west of Arville Street within Enterprise. MN/jud/cv (For possible action)
27. WS-26-0061-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; and 5) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)
28. TM-26-500012-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)
29. PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action)

PC Action - Adopted

30. ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:
ZONE CHANGES for the following: 1) to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)

PC Action - Approved

31. VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gilespie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Gilespie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

PC Action - Approved

32. WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg/cv (For possible action)

PC Action - Approved

33. PA-25-700058-COUNTY OF CLARK (AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

34. ZC-25-0887-COUNTY OF CLARK (AVIATION):
ZONE CHANGES for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

35. VS-25-0886-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action)

PC Action - Approved

36. WS-25-0888-COUNTY OF CLARK (AVIATION):
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action)

PC Action - Approved

37. TM-25-500216-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action)

PC Action - Approved

38. 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)

39. 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)
40. ZC-25-0833-A & J RENTALS, LLC:
ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action)
41. VS-25-0835-A & J RENTALS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action)
42. WS-25-0834-A & J RENTALS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.
DESIGN REVIEW for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)
43. TM-25-500200-A & J RENTALS, LLC:
TENTATIVE MAP consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)
44. ZC-26-0025-STRIKE INDUSTRIES, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)
45. WS-26-0026-STRIKE INDUSTRIES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)
46. ZC-26-0035-GIPSY, LLC:
ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action)

47. WS-26-0036-GIPSY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow attached sidewalk.
DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv (For possible action)

APPEAL

48. AC-26-900085: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 5614 Stingaree Circle within Sunrise Manor; and direct staff accordingly. TS/ja (For possible action)

ZA Action - Denied

AGENDA ITEM

49. AG-26-900139: Discuss whether to initiate a Master Plan Amendment for Assessor's Parcel Number (APN) 162-36-601-004, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

50. ORD-25-900718: Introduce an ordinance to consider adoption of a Development Agreement with MAVERIK, Inc. for a gasoline station and convenience store on 1.64 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/jl (For possible action)
51. ORD-25-900995: Introduce an ordinance to consider adoption of a Development Agreement with Riverview LVB Development, LLC for a shopping center on a 7.5 acre portion of a 15.4 acre site, generally located west of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/jl (For possible action)
52. ORD-25-901050: Introduce an ordinance to consider adoption of a Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/jl (For possible action)
53. ORD-25-901091: Introduce an ordinance to consider adoption of a Development Agreement with MADISON PEBBLE LLC for an office/warehouse development on 2.50 acres, generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/dd (For possible action)
54. ORD-26-900003: Introduce an ordinance to consider adoption of a Development Agreement with Landberg Land Investors LLC and PN II, Inc. for a single-family detached residential development on acres, generally located west of Rainbow Boulevard and north of Landberg Avenue within Enterprise. JJ/tpd (For possible action)
55. ORD-26-900125: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 6, 2021 and January 7, 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.