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, OCTOBER 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 – 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 – 66 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. ET-26-400077 (UC-24-0274)-GOLDEN BAR N LOUNGE, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) detached sidewalks; 3) buffer and screening; 4) driveway geometrics; and 5) back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located west of Nellis Boulevard and south of Stanley Avenue within Sunrise Manor. TS/lm/cv (For possible action)

5. ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced parking; and 2) reduced street landscaping.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multi-family residential development on 3.20 acres in a CG (Commercial General) Zone and an RM50 (Residential Multi-Family 50) Zone. Generally located south of Charleston Boulevard and east of Lamb Boulevard within Sunrise Manor. TS/hw/cv (For possible action)

6. ET-26-400081 (ZC-23-0838)-MKAT CAPITAL GROUP, LLC:
USE PERMIT FIRST EXTENSION OF TIME to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) reduce required parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.30 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Santa Margarita Street and south of Patrick Lane within Spring Valley. MN/hw/cv (For possible action)

7. ET-26-400087 (WS-24-0253)-MAVERIK, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce buffering and screening.
DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/cv (For possible action)

8. UC-26-0543-USA:
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower on a portion of 20.0 acres in a PF (Public Facility) Zone. Generally located north of Wigwam Avenue and west of Durango Drive within Enterprise. JJ/tpd/cv (For possible action)

9. UC-26-0547-USA:
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 632.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Starr Avenue and east of Buffalo Drive within Enterprise. JJ/rp/cv (For possible action)

10. UC-26-0574-COUNTY OF CLARK (ADMINISTRATIVE):
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on a 10.30 acre portion of 640.80 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Needles Highway and north of Laughlin Parkway within Laughlin. MN/hw/cv (For possible action)

11. ORD-26-900517: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BR OVATION LIMITED PARTNERSHIP for a multi-family residential development on 14.57 acres, generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rp (For possible action)

12. ORD-26-900522: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with DRP GREENBOUGH 73 LLC for a single-family residential development on 9.39 acres, generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/jl (For possible action)

13. ORD-26-900555: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with IHC Health Services for a hospital and heliport on 32.19 acres, generally located east of Durango Drive and south of Patrick Lane within Spring Valley. MN/ji (For possible action)

14. ORD-26-900725: 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 February 19, 2020, November 3, 2021, January 5, 2022, January 19, 2022, March 16, 2022 and August 5, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (15 – 66):

These items will be considered separately.

15. WS-26-0113-TROPICANA LAND, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

16. VS-26-0436-V L V 1, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South; and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action)

17. UC-26-0437-V L V 1, LLC:
HOLDOVER USE PERMIT for a resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

18. SDR-26-0438-V L V 1, LLC:
HOLDOVER SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a 13.52 acre portion of a 35.65 total acre site in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

19. ET-26-400080 (NZC-21-0678)-SVIC LAND, LLC:
HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.
DESIGN REVIEW for a conceptual distribution center. Generally located north and south sides of SR 161 and east and west of I-15 within South County JJ/MN/rp/kh (For possible action)

20. ET-26-400082 (DR-22-0572)-SVIC LAND, LLC:
HOLDOVER DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a distribution center; and 2) finished grade on 33.1 acres in an IP (Industrial Park) Zone. Generally located north of State Route 161 (alignment) and west of I-15 within South County. JJ/rp/kh (For possible action)

21. VS-26-0480-SVIC LAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Interstate 15 and Las Vegas Boulevard South, and SR 161 and Knight Ranch Cutoff Road within Jean (description on file). MN/sd/cv (For possible action)

22. WS-26-0479-SVIC LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle (EV) charging; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed office/warehouse facility on 59.2 acres in an IP (Industrial Park) Zone. Generally located east of Interstate 15 and north of Prison Road within Jean. MN/sd/cv (For possible action)

23. WS-26-0351-SVIC LAND, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a minor subdivision map in an IP (Industrial Park) Zone. Generally located northwest of Las Vegas Boulevard south and north of Prison Road within Jean. MN/dd/cv (For possible action)

24. UC-26-0404-ODELYA, LLC:
USE PERMIT for a multi-family dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce open space; 2) reduce setbacks; 3) reduce street landscaping; 4) reduce parking; 5) modified driveway geometrics; 6) allow an attached sidewalk; and 7) reduced throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 0.3 acres in a CR (Commercial Resort) Zone. Generally located west of Lynnwood Street and south of Sahara Avenue within Winchester. TS/sd/cv (For possible action)

25. UC-26-0551-DEFT LV 1, LLC:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) allow attached sidewalk; and 3) modify uniform standard drawing.
DESIGN REVIEW for outdoor storage and display on 3.68 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and east of Stephanie Street within Whitney. JG/jud/cv (For possible action)

26. UC-26-0579-PEREZ, ROBERTO & GONZALEZ, FRANCISCO E.:
USE PERMITS for the following: 1) outdoor storage and display; and 2) livestock, small.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) reduce gate setback; 4) eliminate the drainage study; and 5) waive full off-site improvements.
DESIGN REVIEW for outdoor storage and display and related retail uses on 2.37 acres in an IP (Industrial Park) Zone with the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/sd/cv (For possible action)

27. VS-26-0508-BELL REAL ESTATE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)

28. UC-26-0509-BELL REAL ESTATE, LLC:
HOLDOVER USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscape buffer; 4) increase fence height; and 5) waive off-site improvements (sidewalks and streets).
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action)

29. VS-26-0554-KOUPAL SHARLENE PHYLLIS:
VACATE AND ABANDON easements of interest to Clark County located between Azure Drive and Bright Angel Way, and Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/rp/cv (For possible action)

30. WS-26-0553-KOUPAL SHARLENE PHYLLIS:
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Chieftain Street and south of Azure Drive within Lone Mountain. AB/rp/cv (For possible action)

31. VS-26-0573-SMOKETREE GROUP, LLC:
VACATE AND ABANDON a portion of a right-of-way being Smoke Tree Lane located between Pecos Road and Tomiyasu Lane within Paradise (description on file). JG/sd/cv (For possible action)

32. WS-26-0572-SMOKETREE GROUP, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) waive off-site improvements on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

33. PUD-26-0571-SMOKETREE GROUP, LLC:
PLANNED UNIT DEVELOPMENT for a 77 lot single-family detached residential development with modified standards on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

34. TM-26-500130-SMOKETREE GROUP, LLC:
TENTATIVE MAP consisting of 77 single-family residential lots and common lot on 39.47 acres in a RS20 (Single-Family Residential 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action)

35. VS-26-0582-R J L 1994 TRUST & LISIEWSKI RONALD JAMES TRS:
VACATE AND ABANDON easements of interest to Clark County located between Horse Drive (alignment) and Kyle Canyon Road, and Buena Vida Street and Woolbright Way (alignment) within Upper and Lower Kyle Canyon (description on file). AB/rr/cv (For possible action)

36. UC-26-0583-R J L 1994 TRUST & LISIEWSKI RONALD JAMES TRS:
USE PERMIT for a campground.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; 3) increase maximum parking; 4) increase fill; 5) waive off-site improvements; and 6) reduce throat depth.
DESIGN REVIEW for a campground with accessory uses on 1.25 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Buena Vida Street within Upper and Lower Kyle Canyon. AB/rr/cv (For possible action)

37. WS-26-0354-MONTEAGUDO, MAIKER:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.
DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay. Generally located north of Sombrero Drive and east of Gaucho Drive within Winchester. TS/rp/cv (For possible action)

38. WS-26-0482-THOMPSON, RUSSELL E. JR., & SANDERS, LAUREN BETHANY:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Conquistador Street and south of Wittig Avenue within Lone Mountain. AB/tpd/cv (For possible action)

39. WS-26-0544-HAMPTON APTS, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a commercial pan driveway to remain; and 2) traffic study and compliance.
DESIGN REVIEW for modifications to an existing multi-family residential development on 24.13 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and east of Nellis Boulevard within Sunrise Manor. JG/jm/cv (For possible action)

40. WS-26-0545-702 CAPITAL GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Stange Avenue and east of Grand Canyon Drive within Lone Mountain. AB/jm/cv (For possible action)

41. WS-26-0549-BRETTHAUER FAMILY TRUST & BRETTHAUER ERICH & SHARLENE TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed 2 lot single-family residential subdivision on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Warbonnet Way and south of Torino Avenue within Enterprise. JJ/tpd/cv (For possible action)

42. WS-26-0559-ADRIAN IRREVOCABLE TRUST & RODRIGUEZ ADRIAN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate full off-site improvements; and 2) allow 3 driveways in conjunction with an existing single-family residence on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Rosada Way within Lone Mountain. AB/dd/cv (For possible action)

43. WS-26-0578-MILLER ILA RONE LIVING TRUST & MILLER ILA RONE TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) modified driveway geometrics for existing accessory structures in conjunction with an existing single-family residence on 0.44 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action)

44. PA-26-700032-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

45. ZC-26-0431-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGES for the following: 1) reclassify 2.56 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 Pyle Avenue and west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

46. VS-26-0430-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Valley View Boulevard and Arville Street; and a portion of a right-of-way being Haleh Avenue located between Valley View Boulevard and Arville Street within Enterprise (description on file). JJ/hw/cv (For possible action)

PC Action - Approved

47. WS-26-0432-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce right-of-way width.
DESIGN REVIEW for a proposed single-family residential development on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action)

PC Action - Approved

48. TM-26-500102-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 41 single-family residential lots and common lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action)

PC Action - Approved

49. PA-26-700035-COUNTY OF CLARK(AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on 2.04 acres. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise. MN/rk (For possible action)

PC Action - Adopted

50. ZC-26-0463-COUNTY OF CLARK(AVIATION):
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise (description on file). MN/rk (For possible action)

PC Action - Approved

51. VS-26-0465-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue and Warm Springs Road, and Windy Street and Interstate 15; a portion of a right-of-way being Capovilla Avenue located between Windy Street and Interstate 15; and a portion of a right-of-way being Windy Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/cv (For possible action)

PC Action - Approved

52. WS-26-0464-COUNTY OF CLARK(AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) reduce parking; and 3) eliminate pedestrian walkways.
DESIGN REVIEW for a proposed office-warehouse on 2.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Capovilla Avenue and west of Windy Street within Enterprise. MN/mh/cv (For possible action)

PC Action - Approved

53. PA-26-700036-LIGHTSPEED PROPERTY ENTERPRISE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.52 acres. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/gc (For possible action)

PC Action - Denied

54. ZC-26-0484-LIGHTSPEED PROPERTY ENTERPRISE, LLC:
ZONE CHANGES for the following: 1) reclassify 1.52 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 east of Westwind Road and north of Eldora Avenue within Spring Valley (description on file). JJ/gc (For possible action)

PC Action - Denied

55. VS-26-0485-LIGHTSPEED PROPERTY ENTERPRISE LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue and Westwind Road and Lindell Road, and a portion of a right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/cv (For possible action)

PC Action - Denied

56. UC-26-0486-LIGHTSPEED PROPERTY ENTERPRISE, LLC:
USE PERMIT to allow outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics.
DESIGN REVIEW for outdoor storage and display on 1.52 acres in a CG (Commercial General) Zone. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/rr/cv (For possible action)

PC Action - Denied

57. ZC-26-0501-DIAMOND ALTO, LLC:
ZONE CHANGE to reclassify 2.1 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/rk/cv (For possible action)

58. WS-26-0502-DIAMOND ALTO, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce buffering and screening; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow an attached sidewalk; and 6) alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse complex on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action)

59. TM-26-500116-DIAMOND ALTO, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action)

60. ZC-26-0560-PROPERTY PROJECT 74:
ZONE CHANGE to reclassify a 0.63 acre portion of 2.11 acres from an RS20 (Residential Single-Family 20) Zone and an RM32 (Residential Multi-Family 32) Zone to a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Street within Sunrise Manor (description on file). TS/rk (For possible action)

61. VS-26-0561-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:
VACATE AND ABANDON a portion of a right-of-way being Harris Avenue located between Nellis Boulevard and Betty Lane within Sunrise Manor (description on file). TS/jud/cv (For possible action)

62. UC-26-0562-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:
USE PERMITS for the following: 1) vehicle wash; and 2) vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase maximum parking; 3) modify residential adjacency standards; and 4) reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 3.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Nellis Boulevard and north side of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action)

63. TM-26-500129-LAMB INDUSTRIAL CONDOS, LLC & NELLIS HARRIS REVERSE, LLC:
TENTATIVE MAP consisting of 1 lot on 3.50 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action)

ORDINANCES – INTRODUCTION

64. ORD-26-900632: Introduce an ordinance to consider adoption of a Development Agreement with Premiere Real Estate Holdings III, LLC for an equipment rental and outdoor storage facility on 11.12 acres, generally located west of Jones Boulevard and north of Blue Diamond Road within Enterprise. JJ/tpd (For possible action)

65. ORD-26-900717: Introduce an ordinance to amend Title 30 regulations for the Red Rock Overlay and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

66. ORD-26-900764: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 19, 2026 and September 2, 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.