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, NOVEMBER 4, 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 – 16 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 17 – 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 – 16):

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-26-0585-N&G SHOWCASE, LLC:
SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of projecting signs in conjunction with an existing shopping center on a portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/mh/kh (For possible action)

5. AR-26-400088 (UC-22-0461)-ITAI INVESTMENTS, LLC:
USE PERMIT THIRD APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.94 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/kh (For possible action)

6. ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:
HOLDOVER 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)

7. ET-26-400090 (UC-23-0449)-A & A REVOCABLE LIVING TRUST & COLIN IMANI LIVING TRUST:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow a vehicle wash as a principal use within the Airport Environs (APZ-2) Overlay; 2) allow a service bay door facing a street without screening; and 3) reduce the separation of a vehicle wash from a residential use.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed vehicle wash facility on a portion of 3.83 acres in an IP (Industrial Park) Zone within the Airport Environs (APZ-2) Overlay. Generally located east of Lamb Boulevard and north of Lake Mead Boulevard within Sunrise Manor. TS/hw/kh (For possible action)

8. ET-26-400092 (UC-23-0554)-NAMAZ, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow retail sales and service; and 2) allow restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow reduced street landscaping; and 2) reduce the driveway throat depth.
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on 3.7 acres in a CG (Commercial General) Zone in the Mountain's Edge Master Planned Community. Generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/tpd/kh (For possible action)

9. ET-26-400094 (WS-24-0163)-RUSSELL, DAREL:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single-family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/bb/kh (For possible action)

10. ZC-26-0586-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
ZONE CHANGE to reclassify 9.5 acres from an RS20 (Residential Single-Family 20) Zone to a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise (description on file). MN/rk/kh (For possible action)

11. VS-26-0587-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Loretta Lane, and Rivero Street and Parvin Street; and a portion of a right-of-way being Rivero Street located between Neal Avenue and Loretta Lane within Enterprise (description on file). MN/jm/kh (For possible action)

12. UC-26-0588-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
AMENDED USE PERMIT for a multi-family residential development (previously not notified).
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed multi-family residential development on 9.50 acres in a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise. MN/jm/kh (For possible action)

13. ZC-26-0608-GRAY FAMILY TRUST & GRAY, JASON S. & STEFFANIE E. TRS:
ZONE CHANGE to reclassify a portion of 0.26 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Cottonwood Drive and south of Mariah Way within Red Rock (description on file). JJ/rk (For possible action)

14. ORD-26-900632: Conduct a public hearing on 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)

15. ORD-26-900717: Conduct a public hearing on 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)

16. ORD-26-900764: 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 19, 2026 and September 2, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 43):

These items will be considered separately.

17. ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:
USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Sands Avenue within Paradise. TS/rp/kh (For possible action)

18. UC-26-0556-SIEGEL LV NORTH STRIP, LLC:
USE PERMITS for the following: 1) recreational facility; 2) live entertainment; 3) parking lot; and 4) vehicles sales and rentals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate buffering and screening; 4) increase fence height; 5) eliminate gate setbacks; and 6) eliminate trash enclosure.
DESIGN REVIEW for a proposed recreational facility and parking lot on 9.96 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Convention Center Drive within Winchester. TS/hw/cv (For possible action)

19. UC-26-0579-PEREZ, ROBERTO & GONZALEZ, FRANCISCO E.:
HOLDOVER 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)

20. UC-26-0602-STERLING, VALANDO:
AMENDED USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW to allow outdoor storage on 2.3 acres in an IP (Industrial Park) Zone. Generally located north of Fremont Street and west of Mojave Road within Sunrise Manor. TS/bb/kh (For possible action)

21. UC-26-0604-LOS FELIZ, LLC:
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 82.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Alto Avenue and west of Los Feliz Street within Sunrise Manor. MK/mh/kh (For possible action)

22. VS-26-0589-HORITO, THOMAS S. & KELLEE S.:
VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and Butler Street and Al Carrison Street within Lone Mountain (description on file). AB/jm/kh (For possible action)

23. WS-26-0590-HORITO, THOMAS S. & KELLEE S.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an accessory use prior to the establishment of a principal use (single-family residence); 2) waive full off-site improvements; and 3) eliminate drainage study on 1.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Hickam Avenue and west of Al Carrison Street within Lone Mountain. AB/jm/kh (For possible action)

24. PA-26-700026-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 1.93 acres. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

25. ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER ZONE CHANGE to reclassify 1.93 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise (description on file). JJ/rk/cv (For possible action)

PC Action - Approved

26. VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and Grand Canyon Drive and Brayden Bay Street; a portion of a right-of-way being Serene Avenue located between Grand Canyon Drive and Brayden Bay Street; and a portion of a right-of-way being Grand Canyon Drive located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jam/cv (For possible action)

PC Action - Approved

27. WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway geometrics; 2) reduce street intersection off-set; and 3) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 1.93 acres in an RM18 (Residential Single-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

PC Action - Approved

28. PUD-26-0320-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER PLANNED UNIT DEVELOPMENT for a 26 lot single-family attached residential development with modified development standards on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

PC Action - Approved

29. TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:
HOLDOVER TENTATIVE MAP consisting of 26 lots and common lots on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

PC Action - Approved

30. PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action)

PC Action - Adopted

31. ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action)

PC Action - Approved

32. VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

PC Action - Approved

33. UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:
USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action)

PC Action - Approved

34. PA-26-700039-USA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

35. ZC-26-0538-USA:
ZONE CHANGES for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

36. VS-26-0539-USA:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

PC Action - Approved

37. WS-26-0540-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action)

PC Action - Approved

38. TM-26-500124-USA:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

39. ORD-26-900339: Introduce an ordinance to consider adoption of a Development Agreement with Las Vegas Silverado Ranch Roger LLC for a commercial complex on 1.05 acres, generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/rp (For possible action)

40. ORD-26-900561: Introduce an ordinance to consider adoption of a Development Agreement with Encor TSL SSD Vegas LLC for a vehicle sales facility on 9.67 acres, generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rp (For possible action)

41. ORD-26-900640: Introduce an ordinance to consider adoption of a Development Agreement with A&A III LLC AND A&A REVOCABLE LIVING TRUST AND MORADI HAMID TRUST for a single-family residential project on 5.64 acres, generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/jl (For possible action)

42. ORD-26-900697: Introduce an ordinance to consider adoption of a Development Agreement with MEQ-BD &D II LLC for a commercial development on 3.76 acres, generally located north of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/ji (For possible action)

43. ORD-26-900705: Introduce an ordinance to consider adoption of a Development Agreement with MFE Inc for a shopping center on 2.75 acres, generally located west of Jones Boulevard and south of Cactus Avenue within Enterprise. JJ/jl (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.