



**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, JULY 8, 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 – 17 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 18 – 40 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 – 17):

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-26-400047 (DR-23-0530)-SLOAN ARVILLE, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for modifications to a previously approved distribution center on 5.0 acres in an IP (Industrial Park) Zone. Generally located east of Arville Street and south of Sloan Road within South County. JJ/jm/cv (For possible action)
5. ET-26-400048 (TM-23-500071)-PN II, INC.:
TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action)
6. ET-26-400051 (UC-23-0586)-PATRIOT CONTRACTOR'S, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a gravel pit with temporary construction storage. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback to any equipment from an existing occupied residential dwelling; 2) reduce parking; and 3) exceed the maximum site disturbance in conjunction with Hillside Development.
DESIGN REVIEWS for the following: 1) a final grading plan in conjunction with a Hillside Development (slopes greater than 12%); and 2) a gravel pit with temporary construction storage, including an accessory structure (truck scale with booth) on a 32.5 acre portion of a 33.1 acre site in an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located east of I-15 and south of Larson Lane (alignment) within South County. JJ/md/kh (For possible action)
7. VS-26-0289-CITY OF LAS VEGAS:
VACATE AND ABANDON a portion of a right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/ji/kh (For possible action)
8. WS-26-0288-CITY OF LAS VEGAS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action)

9. WC-26-400049 (WS-25-0820)-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:
WAIVER OF CONDITIONS for waivers of development standards requiring no garage access from the driveway off Bright Angel Way for a previously approved single-family residence on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)
10. WS-26-0284-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with a proposed single-family residence on a portion of 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)
11. WS-26-0300-MARYLAND FORD SPE OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.
DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multi-family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located south of Ford Avenue and east of Maryland Parkway within Paradise. MN/rk/kh (For possible action)
12. ZC-26-0282-DUTTS REAL ESTATE HOLDING, LLC:
ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action)
13. ORD-26-900221: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Cimarron Spring Deux LLC, A & A Revocable Living Trust, and A & A III LLC for a single-family development on 2.54 acres, generally located west of Hinson Street and south of Richmar Avenue within Enterprise. JJ/tpd (For possible action)
14. ORD-26-900224: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TOLL SOUTH LV LCC for a single-family residential development on 1.26 acres, generally located south of Le Baron Avenue and east of Hinson Street within Enterprise. JJ/dd (For possible action)
15. ORD-26-900259: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZL II, LLC for an avocational or vocational training facility and parking lot expansion on 12.04 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/jl (For possible action)
16. ORD-26-900423: Conduct a public hearing on an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to modify the Title 30 Fee Schedule, a revised plans procedure, amend language for court reporter, correct typographical errors within defined terms, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)
17. ORD-26-900431: 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 September 5, 2018, and April 22, 2026. (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 40):

These items will be considered separately.

18. ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalks; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action)
19. UC-26-0247-FREMONT BOULDER CROSSING, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; 2) reduce security fence height; and 3) reduce access gate setback.
DESIGN REVIEW for a proposed tow yard with outdoor storage on 1.01 acres in an IL (Industrial Light) Zone. Generally located north of Sahara Avenue and west of Palm Street within Sunrise Manor. TS/jam/cv (For possible action)
20. UC-26-0302-RDXNWP, LLC:
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)
21. VS-26-0287-GOLDSTROM & DEAN II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/kh (For possible action)
22. WS-26-0286-GOLDSTROM & DEAN II, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) modified driveway geometrics.
DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone. Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/bb/kh (For possible action)
23. VS-26-0292-MGR PROPERTIES, LLC:
VACATE AND ABANDON a portion of a right-of-way being Glen Avenue located between Dalhart Avenue and McLaurine Avenue; a portion of a right-of-way being McLaurine Avenue located between Glen Avenue and Park Street; and a portion of a right-of-way being Dalhart Avenue located between Glen Avenue and Park Street within Sunrise Manor (description on file). TS/mh/kh (For possible action)

24. UC-26-0291-MGR PROPERTIES, LLC:
AMENDED USE PERMIT for an assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (no longer needed); 2) allow non-decorative fence/walls (no longer needed); and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone. Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor.
TS/mh/kh (For possible action)
25. VS-26-0293-PARDEE HOMES NEVADA:
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action)
26. WS-26-0294-PARDEE HOMES NEVADA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action)
27. PA-26-700018-DIAMOND QUAIL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action)

PC Action - Adopted

28. ZC-26-0214-DIAMOND QUAIL, LLC:
ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

PC Action - Approved

29. VS-26-0216-DIAMOND QUAIL, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action)

PC Action - Approved

30. WS-26-0215-DIAMOND QUAIL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.
DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action)

PC Action - Approved

31. WS-26-0263-GREEN CIRCLE FOUNDATION, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed vehicle maintenance or repair facility and proposed retail suites in conjunction with an existing shopping center on a 0.85 acre portion of a 6.24 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west Valley View Boulevard and south of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action)
32. WS-26-0283-ODYSSEY SAHARA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffer wall; 2) allow attached sidewalk; and 3) allow modified driveway geometrics.
DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv (For possible action)
33. ZC-26-0295-REISS RONALD TRS:
ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action)
34. VS-26-0298-REISS RONALD TRS:
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of a right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action)
35. WS-26-0297-REISS RONALD TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)
36. PUD-26-0296-REISS RONALD TRS:
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)
37. TM-26-500079-REISS RONALD TRS:
TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

ORDINANCES – INTRODUCTION

38. ORD-26-900159: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential subdivision on 0.89 acres, generally located east of Hinson Street and north of Silverado Ranch Boulevard within Enterprise. JJ/tpd (For possible action)

39. ORD-26-900280: Introduce an ordinance to consider adoption of a Development Agreement with BDA South, LLC for a vehicle wash on 1.08 acres, generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/tpd (For possible action)
40. ORD-26-900472: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 6, 2026 and May 20, 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.