



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, NOVEMBER 4, 2025**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:  
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 15 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 to be heard separately when directed by the Planning Commission. Items 9 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 12/03/25 at 9:00 a.m., unless otherwise announced.

**ITEMS 16 – 19 are non-routine public hearing items for possible action.**

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 12/03/25 Board of County Commissioners' meeting at 9:00 a.m. in these chambers. Notice of appeals can be found on our website in the Notice of Final Action for this meeting (address above), at the Clark County Government Center, Current Planning Division or by calling (702) 455-4314.

If you wish to speak to the Planning Commission 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 Planning Commission 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](mailto: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**

### **PLEDGE OF ALLEGIANCE**

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 – 15):**

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 to be heard separately when directed by the Planning Commission. Items 9 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 12/03/25 at 9:00 a.m., unless otherwise announced.

4. DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN MARKETPLACE S P E L L C LEASE:  
DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-75) Overlay. Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh (For possible action)
5. ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action)
6. UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:  
USE PERMIT for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.  
DESIGN REVIEW for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone. Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action)
7. VS-25-0655-SC FLAIMNGO HOLDINGS, LLC:  
VACATE AND ABANDON a portion of right-of-way being Flamingo Road between Boulder Highway and Nellis Boulevard within Paradise (description on file). JG/rp/kh (For possible action)
8. WS-25-0398-REDWOOD TORAH CENTER, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.  
DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/dd/cv (For possible action)

9. PA-25-700039-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
PLAN AMENDMENT to redesignate the land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acres. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/rk (For possible action)
10. ZC-25-0648-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
ZONE CHANGE to reclassify 3.99 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon (description on file). AB/rk (For possible action)
11. VS-25-0649-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Oso Blanca Road and Alpine Style Drive (alignment), and Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/md/kh (For possible action)
12. UC-25-0651-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:  
USE PERMIT for a proposed mini-warehouse facility.  
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.  
DESIGN REVIEW for a proposed mini-warehouse facility on a 2.0 acre portion of a 3.99 acre site in a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)
13. PA-25-700040-BRIDGESOURCE, LLC:  
PLAN AMENDMENT to redesignate the existing land use categories from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) on 384.28 acres. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa. MK/gc (For possible action)
14. PA-25-700041-BRIDGESOURCE, LLC:  
PLAN AMENDMENT to amend the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: 1) remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; 2) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; 3) remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and 4) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005 within Moapa and Moapa Valley. MK/gc (For possible action)
15. ZC-25-0658-BRIDGESOURCE, LLC:  
ZONE CHANGE to reclassify 384.28 acres from an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone to an IH (Industrial Heavy) Zone. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa (description on file). MK/gc/kh (For possible action)

**NON-ROUTINE ACTION ITEMS (16 – 19):**

These items will be considered separately.

16. UC-25-0520-ELVI ASSOCIATES, LLC:  
HOLDOVER USE PERMIT for a school.  
DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh (For possible action)
17. UC-25-0663-5080 JUDSON AVE, LLC:  
USE PERMIT for outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce the height of the security fencing wire; and 3) eliminate on-site parking.  
DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action)
18. WS-25-0617-MUCKLERROY, MARTIN ALLEN:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed storage building in conjunction with an existing single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Laredo Street and east of Monte Cristo Way within Spring Valley. JJ/jam/cv (For possible action)
19. WS-25-0660-RAZEE ZINNIA & RAZEE NICOLAS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Fort West Road and east of Mustang Street within the Lone Mountain planning area.  
MK/nai/kh (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.