



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, AUGUST 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 – 18 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 11 through 17 will be forwarded to the Board of County Commissioners' meeting for final action on 09/16/26 at 9:00 a.m., unless otherwise announced.

ITEMS 19 – 42 are non-routine public hearing items for possible action.

These items will be considered separately. Items 25 through 41 will be forwarded to the Board of County Commissioners' meeting for final action on 09/16/26 at 9:00 a.m., unless otherwise announced.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 09/16/26 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. 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 – 18):

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 12 through 18 will be forwarded to the Board of County Commissioners' meeting for final action on 09/16/26 at 9:00 a.m., unless otherwise announced.

4. AR-26-400068 (ET-25-400074(UC-23-0659))-BUONA VITA, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for daycare and school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.
DESIGN REVIEW for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/rp/cv (For possible action)
5. TM-26-500105-M B S B NV-TX HOLDINGS, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 7.34 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Sandhill Road within Paradise. TS/jm/kh (For possible action)
6. UC-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:
USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley. MN/tpd/cv (For possible action)
7. UC-26-0401-VORTEX DIESEL, LLC:
USE PERMIT for a vehicle wash.
DESIGN REVIEW for a vehicle wash facility within an existing site on 0.72 acres in a CG (Commercial General) Zone. Generally located south of Lake Mead Boulevard and west of Christy Lane within Sunrise Manor. MK/sd/cv (For possible action)
8. UC-26-0411-RAILROAD RIGHT OF WAY:
USE PERMIT for outdoor storage.
DESIGN REVIEW for outdoor storages with shade structures in conjunction with an industrial site on 8.23 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Oquendo Road (alignment) and west of Wynn Road (alignment) within Paradise. MN/dd/cv (For possible action)

9. VS-26-0355-BUDGET SUITES AMER, LLC NV-480:
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Valley View Boulevard and Procyon Street within Paradise (description on file). MN/tpd/cv (For possible action)
10. VS-26-0405-BOYD SAMUEL JOSEPH TRUST & BOYD SAMUEL JOSEPH TRS:
VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and Hualapai Way and Conquistador Street within Lone Mountain (description on file). AB/tpd/cv (For possible action)
11. PA-26-700027-TURNBULL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on a 20.32 acre portion of 37.18 acres. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/rk (For possible action)
12. ZC-26-0356-TURNBULL, LLC:
ZONE CHANGE to reclassify 34.32 acres from an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight (description on file). MN/rk (For possible action)
13. TM-26-500094-TURNBULL, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 37.18 acres in an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/mh/cv (For possible action)
14. PA-26-700029-SIMPLOT J R CO:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Outlying Neighborhood (ON) on 128.10 acres. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley. MK/gc (For possible action)
15. ZC-26-0377-SIMPLOT J R CO:
ZONE CHANGES for the following: 1) reclassify 1.00 acres from an RS40 (Residential Single-Family 40) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 50.03 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone on a portion of a 128.10 acre site. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley (description on file). MK/gc (For possible action)
16. VS-26-0376-SIMPLOT J R COMPANY:
VACATE AND ABANDON a portion of right-of-way being an unnamed street located between Moapa Valley Boulevard and Saddle Street (alignment) within Moapa Valley (description on file). MK/hw/cv (For possible action)
17. UC-26-0378-SIMPLOT J R CO:
USE PERMIT for mining and extraction.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot size; 2) reduce net lot size; 3) increase building height; 4) eliminate parking lot landscaping; 5) eliminate buffering and screening; and 6) allow outdoor storage adjacent to residential uses.
DESIGN REVIEW for an existing mining and extraction facility with all ancillary structures and uses on a portion of 128.1 acres in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of Moapa Valley Boulevard and north and south of Simplot Road within Moapa Valley. MK/hw/cv (For possible action)

18. CP-26-900481: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

NON-ROUTINE ACTION ITEMS (19 – 42):

These items will be considered separately. Items 25 through 41 will be forwarded to the Board of County Commissioners' meeting for final action on 09/16/26 at 9:00 a.m., unless otherwise announced.

19. SDR-26-0407-SILVERADO RANCH PLAZA, LLC
SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message unit, static sign; and 2) increase the number of freestanding signs in conjunction with an existing shopping center on 25.59 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Eastern Avenue within Enterprise. MN/rg/cv (For possible action)
20. UC-26-0375-BOULDER BOONS, LLC:
USE PERMIT to allow outdoor storage and display.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for modifications to an existing site to accommodate a proposed outdoor storage and display facility on a 1.34 acre portion of 5.96 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Tropicana Avenue within Whitney. JG/dd/cv (For possible action)
21. UC-26-0365-CHURCH DEBREMIRET ST MICHAEL E O T C LAS VEGAS:
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action)
22. WS-26-0353-SANCHEZ MIGUEL & MARIA & PRADO VICTORIANO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.26 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Rock Light Avenue and east of Vermeer Street within Sunrise Manor. TS/rp/cv (For possible action)
23. WS-26-0386-ALVAREZ, LAURA GUADALUPE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing and proposed structures in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Everglade Street and south of Tahoe Drive within Sunrise Manor. TS/rp/cv (For possible action)
24. WS-26-0390-BARTON BRIDGET & JAMES:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within a Neighborhood Protection (NPO) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/rp/cv (For possible action)
25. 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)

26. 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)
27. 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)
28. 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)
29. 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)
30. 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)
31. PA-26-700028-4796 LAKE MEAD, LLC:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action)
32. ZC-26-0358-4796 LAKE MEAD, LLC:
ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)
33. UC-26-0359-4796 LAKE MEAD, LLC:
USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase maximum parking; 3) allow loading space within front setback; and 4) reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 1.73 acres in a CG (Commercial General) Zone with the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/hw/kh (For possible action)
34. PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) on a 14.92 acre portion of a 17.72 acre site. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise. JJ/gc (For possible action)

35. ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS: ZONE CHANGE to reclassify a 14.92 acre portion of a 17.72 acre site from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise (description on file). JJ/gc (For possible action)
36. VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS: VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/rg/cv (For possible action)
37. WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) increase driveway entrance width for a private street. DESIGN REVIEW for a single-family residential detached development on 14.92 acres in an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action)
38. TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS: TENTATIVE MAP for a 113 single-family residential lots and common lots on 14.92 acres in an RS10 (Residential Single-Family 10) zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action)
39. PA-26-700031-KLONOWSKI MATTHEW & KARLA TREVINO: PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 0.72 acres. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/md (For possible action)
40. ZC-26-0409-KLONOWSKI MATTHEW & KARLA TREVINO: ZONE CHANGE to reclassify 0.72 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located south of Russell Road and east of Topaz Street within Paradise (description on file). JG/md (For possible action)
41. WS-26-0410-KLONOWSKI, MATTHEW & KARLA TREVINO: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce driveway width; 3) allow attached sidewalks to remain; and 4) modify uniform standard drawings. DESIGN REVIEW for the conversion of an existing single-family residence to an office use on 0.72 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/rg/cv (For possible action)

ORDINANCE

42. ORD-26-900606: Review an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to add language within Communication Tower, delete language within Massage, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (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.