



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 2, 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 – 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 to be heard separately when directed by the Planning Commission. Items 9 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 01/07/26 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 27 are non-routine public hearing items for possible action.

These items will be considered separately. Items 24 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/07/26 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 01/07/26 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 – 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 to be heard separately when directed by the Planning Commission. Items 9 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 01/07/26 at 9:00 a.m., unless otherwise announced.

4. DR-25-0729-CHURCH LIFE BAPTIST:
DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh (For possible action)
5. ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my/cv (For possible action)
6. UC-25-0668-FASHION SHOW MALL, LLC:
HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
7. UC-25-0744-EPD SOLUTIONS, LLC:
USE PERMIT for an office.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone. Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action)
8. VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd/cv (For possible action)
9. PA-25-700043-LAUGHLIN LAGOON, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)

10. ZC-25-0720-LAUGHLIN LAGOON, LLC:
ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)
11. PA-25-700045–FB RIVIERA, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)
12. ZC-25-0736–FB RIVIERA, LLC:
ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)
13. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action)
14. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:
ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action)
15. VS-25-0742-NEW CHINATOWN DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/kh (For possible action)
16. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 27):

These items will be considered separately. Items 24 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/07/26 at 9:00 a.m., unless otherwise announced.

17. DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:
DESIGN REVIEW for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

18. UC-25-0706-MEQ-BD & D II, LLC:
AMENDED HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor dining, drinking and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for modifications to an approved commercial development on 3.76 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and east (previously notified as west) of Durango Drive within Enterprise. JJ/sd/cv (For possible action)
19. UC-25-0740-SYNERGOS NV REAL ESTATE, LLC:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) eliminate landscaping.
DESIGN REVIEW for a proposed outdoor storage and display area and proposed site modifications in conjunction with an existing light industrial manufacturing facility on 57.9 acres in an IL (Industrial Light) Zone. Generally located north of SR 161 and east of Las Vegas Boulevard South within the South County planning area. MN/bb/kh (For possible action)
20. WS-25-0650-MARIN, CHARITY P:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action)
21. WS-25-0709-CISNEROS RUBEN H:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)
22. WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action)
23. WS-25-0723-SIMONSEN RONALD CARL:
WAIVER OF DEVELOPMENT STANDARDS to allow existing accessory structures prior to a primary structure on 0.41 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Great Lakes Drive and north of Spad Road within the South County planning area. MN/my/kh (For possible action)
24. PA-25-700044-LAS VEGAS PAVING CORP:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action)
25. ZC-25-0726-LAS VEGAS PAVING CORP:
ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action)

26. VS-25-0728-H D OLETA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)
27. WS-25-0727-HD OLETA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/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.