



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, AUGUST 19, 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 – 12 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 13 – 16 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 09/17/25 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 – 12):**

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.

4. DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:  
HOLDOVER DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)
5. ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:  
USE PERMIT FIRST EXTENSION OF TIME 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/sd/cv (For possible action)
6. ET-25-400075 (WS-23-0078)-WOW BUILD CO ONE, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the number of freestanding signs.  
DESIGN REVIEW for a freestanding sign in conjunction with a proposed retail center on a 1.9 acre portion of 4.1 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/hw/cv (For possible action)
7. TM-25-500129-DESMED, LLC:  
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 17.57 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Burnham Avenue within Paradise. TS/nai/syp (For possible action)
8. UC-25-0469-FASHION SHOW MALL, LLC:  
USE PERMIT to allow a massage establishment in conjunction with an existing shopping center (Fashion Show) 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/rp/cv (For possible action)

9. UC-25-0500-SUNNY PROPERTIES, INC.:  
USE PERMIT to allow vehicle maintenance and repair in conjunction with an existing warehouse complex on a portion of 2.28 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located north of Cecile Avenue and east of Marco Street within Sunrise Manor. MK/jud/cv (For possible action)
10. WS-25-0473-3601 PROPERTIES, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping in conjunction with an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone. Generally located east of Montessouri Street and north of Arby Avenue within Spring Valley. MN/rp/cv (For possible action)
11. WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester. TS/jud/cv (For possible action)
12. CP-25-900531: Receive a report on the changes made by the Board of County Commissioners to the Lone Mountain Land Use Plan Map of the Clark County Master Plan. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (13 – 16):**

These items will be considered separately.

13. DR-25-0470-LITTLE BRIGID & GRIEBEL GUY:  
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Bronco Street and north of Tara Avenue within Spring Valley. JJ/jam/cv (For possible action)
14. ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/tpd/cv (For possible action)
15. WS-25-0468-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area in conjunction with a proposed single-family residential subdivision on 2.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and east of Duneville Street within Spring Valley. JJ/dd/cv (For possible action)
16. WS-25-0482-HOLDER DENNIS W & PATRICIA L:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce building separations; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Spanish Armada Road and east of Mission Bells Way within Paradise. MN/hw/cv (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.

