



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 21, 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 – 19 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 20 – 30 are non-routine public hearing items for possible action.

These items will be considered separately. Items 26 through 30 will be forwarded to the Board of County Commissioners' meeting for final action on 11/19/25 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 11/19/25 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. 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 – 19):

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. AR-25-400087 (WS-23-0253)-AFFORDABLE TREE SERVICE INC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) landscaping; 2) approach distance; and 3) throat depth.
DESIGN REVIEW for a plant nursery on 1.17 acres in an IL (Industrial Light) Zone. Generally located north of McGill Avenue and west of Cherry Street within Whitney. JG/sd/cv (For possible action)
5. ET-25-400094 (UC-23-0936)-JSAKN, LLC:
USE PERMIT FIRST EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/tpd/cv (For possible action)
6. ET-25-400095 (UC-20-0413)-CHURCH DEBRE GENET MEDHANEALEM TIGRAYAN
ORTHODOX T:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Santa Margarita Street and south of Quail Avenue within Spring Valley. MN/md/cv (For possible action)
7. ET-25-400099 (UC-22-0478)-ILUMINA FLAMINGO LP:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multi-family residential development; 2) restaurant; and 3) on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed multi-family residential development with a ground level restaurant; and 2) alternative parking lot landscaping on 8.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/cv (For possible action)
8. TM-25-500160-DIAMOND ARVILLE, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Arville Street and south of Richmar Avenue (alignment) within Enterprise. JJ/my/cv (For possible action)

9. TM-25-500161-DIAMOND FORD, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action)
10. UC-25-0017-BFH VEGAS I, LLC:
HOLDOVER USE PERMIT for a vehicle paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/tpd/kh (For possible action)
11. UC-25-0612-WORLDCOM NETWORK SERVICES, INC.:
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 2.37 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Sahara Avenue and east of Marion Street within Sunrise Manor. TS/jud/cv (For possible action)
12. UC-25-0625-TIBERTI R & I, LLC:
USE PERMITS for the following: 1) avocational/vocational training facility; and 2) recreational and entertainment facility in conjunction with an existing office/warehouse complex on 3.89 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Hacienda Avenue within Paradise. MN/nai/cv (For possible action)
13. UC-25-0643-C P LOGISTICS NELLIS LLC:
USE PERMIT to allow manufacturing light in conjunction with an existing office/warehouse building on 12.72 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and west of Betty Lane within Sunrise Manor. MK/hw/cv (For possible action)
14. VS-25-0603-PN II, INC.:
VACATE AND ABANDON portion of a right-of-way being Diablo Drive located between Tioga Way and Buffalo Drive within Spring Valley (description on file). MN/nm/cv (For possible action)
15. VS-25-0609-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/ji/cv (For possible action)
16. VS-25-0614-A M H LANDCO AMBER GARDENS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and Reynolds Spring Street (alignment) and Fort Apache Road within Spring Valley (description on file). JJ/ji/cv (For possible action)
17. WS-25-0599-DESERT INN SQUARE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for modifications to a previously approved shopping center on 5.00 acres in a CG (Commercial General) Zone. Generally located south of Eldorado Lane and west of Buffalo Drive within Spring Valley. MN/rr/cv (For possible action)

18. WS-25-0620-6049 BOULDER HWY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking area landscaping; and 2) increase maximum parking.
DESIGN REVIEW for modifications to an existing vehicle sales facility on 0.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Boulder Highway and north of Hamilton Avenue within Whitney. JG/rg/cv (For possible action)
19. WS-25-0628-DPIF3 NV 15 NELLIS CARTIER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking area landscaping; and 2) reduce access gate setbacks.
DESIGN REVIEW for proposed perimeter fencing in conjunction with an existing distribution center on 17.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Nellis Boulevard and south of Cartier Avenue within Sunrise Manor. MK/jud/cv (For possible action)

NON-ROUTINE ACTION ITEMS (20– 30):

These items will be considered separately. Items 26 through 30 will be forwarded to the Board of County Commissioners' meeting for final action on 11/19/25 at 9:00 a.m., unless otherwise announced.

20. UC-25-0629-815 TWAIN, LLC:
USE PERMIT for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action)
21. UC-25-0634-TEAM TORRES, LLC:
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Topaz Street and south of Dustin Avenue within Paradise. JG/jam/smp (For possible action)
22. UC-25-0647-WELLINGTON PROVIDENCE GROUP, LLC:
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce screening and buffering; and 2) reduce parking area landscaping.
DESIGN REVIEW for a proposed mixed-use development on 2.39 acres in a CG (Commercial General) Zone. Generally located northeast of Boulder Highway and southeast of English Avenue within Whitney. JG/hw/cv (For possible action)
23. WS-25-0604-GORDON JAMES PATRICK & RICHARDSON ALYSSA C:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks 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 Rosada Way and east of Dapple Gray Road within Lone Mountain. AB/tpd/cv (For possible action)
24. WS-25-0610-HEAVENLY TRUST & STARRING TAMMY TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks for existing accessory structures; 2) increase fence/wall height; and 3) allow lighting not shielded in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Raven Avenue within Enterprise. JJ/my/cv (For possible action)

25. WS-25-0617-MUCKLERROY, MARTIN ALLEN:
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)
26. PA-25-700032-BLUE RAIN PARTNERS, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)
27. ZC-25-0527-BLUE RAIN PARTNERS, LLC:
HOLDOVER ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)
28. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)
29. WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)
30. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK
HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way 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.