



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MARCH 17, 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 – 7 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 8 – 34 are non-routine public hearing items for possible action.

These items will be considered separately. Items 16 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 04/22/26 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 04/22/26 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 – 7):

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. ET-26-400004 (UC-23-0862)-WERDCO BC, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a rock crushing facility on 6.9 acres in an IH (Industrial Heavy) Zone. Generally located east of Fourth Street and north of Avenue G within the Whitney planning area. JG/dd/cv (For possible action)
5. TM-26-500020-DIAMANTE CANYON, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone. Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action)
6. UC-26-0047-2475 NELLIS LV, LLC:
USE PERMIT to allow vehicle maintenance and repair.
DESIGN REVIEW for modifications to an existing commercial building on a 1.16 acre portion of 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor. MK/tpd/cv (For possible action)
7. VS-26-0031-ATRIUM HOLDINGS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action)

NON-ROUTINE ACTION ITEMS (8 – 34):

These items will be considered separately. Items 16 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 04/22/26 at 9:00 a.m., unless otherwise announced.

8. UC-26-0049-2925 FREMONT HOLDINGS, LLC:
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce buffering and screening; 3) eliminate street landscaping; and 4) fence.
DESIGN REVIEW for outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/sd/cv (For possible action)

9. VS-26-0066-MAVERIK INC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)
10. UC-26-0065-MAVERIK, INC.:
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone.
Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action)
11. WS-26-0029-GALLAGHER, JOHN A:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce building separation for accessory structures in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Topanga Street and south of Hermosa Street within Winchester. TS/bb/kh (For possible action)
12. WS-26-0030-DONATIEN, RICARDO RAMIREZ:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing detached accessory living quarters in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Hacienda Avenue and west of San Anselmo Street within Paradise. JG/bb/kh (For possible action)
13. WS-26-0034-ZELEDON PAULA YADIRA CENTENO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; and 2) eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action)
14. WS-26-0040-STANFILL, TIFFANY LEIGH:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Westpark Court and west of Aspen Street within Spring Valley. MN/rp/cv (For possible action)
15. WS-26-0064-LINDQUIST, PAUL & KAREN REVOCABLE TRUST & LINDQUIST, PAUL A. & KAREN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduced building separation for accessory structures in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Schirlls Street and north of Badura Avenue within Enterprise. MN/rp/cv (For possible action)
16. PA-26-700001-ZHENG DA, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action)

17. ZC-26-0038-ZHENG DA, LLC:
ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action)
18. VS-26-0037-ZHENG DA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action)
19. UC-26-0039-ZHENG DA, LLC:
USE PERMIT for outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.
JJ/hw/cv (For possible action)
20. PA-26-700002-REGIONAL MARYLAND, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action)
21. ZC-26-0043-REGIONAL MARYLAND, LLC:
ZONE CHANGE to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action)
22. VS-26-0044-REGIONAL MARYLAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action)
23. WS-26-0045-REGIONAL MARYLAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise.
MN/rg/cv (For possible action)
24. PUD-26-0046-REGIONAL MARYLAND, LLC:
PLANNED UNIT DEVELOPMENT for a 46 lot single-family attached residential development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

25. TM-26-500010-REGIONAL MARYLAND, LLC:
TENTATIVE MAP consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)
26. PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk (For possible action)
27. ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:
ZONE CHANGE to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley (description on file). MN/rk (For possible action)
28. VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)
29. WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics. DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action)
30. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.10 acres. Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise. JJ/rk (For possible action)
31. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
ZONE CHANGES for the following: 1) reclassify 5.10 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise (description on file). JJ/rk (For possible action)
32. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)
33. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)

34. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/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.