



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, MAY 5, 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 – 10 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 – 28 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 16 through 28 will be forwarded to the Board of County Commissioners' meeting for final action on 06/03/26 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 06/03/26 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](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 – 10):**

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-26-400026 (UC-23-0517)-747 E TWAIN AVE, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a multi-family development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.  
DESIGN REVIEW for a multi-family development on 0.3 acres in a CR (Commercial Resort) Zone. Generally located south of Twain Avenue and west of University Center Drive within Paradise.  
TS/md/kh (For possible action)
5. VS-26-0143-CHURCH NAZARENE LAS VEGAS:  
VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file).  
TS/sd/cv (For possible action)
6. UC-26-0175-CHURCH NAZARENE LAS VEGAS:  
USE PERMIT to allow a communication utility building.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.  
DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv (For possible action)
7. VS-26-0151-DEHARO, FREDDY GARCIA & MUNOZ, ALFREDO GARCIA:  
VACATE AND ABANDON a portion of right-of-way being Tropical Parkway located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). AB/bb/kh (For possible action)
8. VS-26-0152-SOURLA-SEARLES, CHRYSOULA A.:  
VACATE AND ABANDON easements of interest to Clark County located between Nursery Street and Hickey Drive and between Windmill Lane (alignment) and State Route 159; and a portion of right-of-way being Windmill Lane (alignment) located between Nursery Street and Hickey Drive within Red Rock (description on file). JJ/jl/kh (For possible action)

9. VS-26-0155-UNLV RESEARCH FOUNDATION:  
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/nai/kh (For possible action)
10. WS-26-0171-MENA, LEO A:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.07 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Bare Rabbit Court and north of Early Horizon Drive within Enterprise. JJ/ji/kh (For possible action)

**NON-ROUTINE ACTION ITEMS (11 – 28):**

These items will be considered separately. Items 16 through 28 will be forwarded to the Board of County Commissioners' meeting for final action on 06/03/26 at 9:00 a.m., unless otherwise announced.

11. UC-26-0142-GALLERIA CENTER, LLC:  
HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)
12. UC-26-0156-RUBY HOLDINGS, LLC:  
USE PERMITS for the following: 1) museum; and 2) office as a primary use.  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.  
DESIGN REVIEW for a proposed museum in conjunction with an existing office/warehouse and mini-warehouse complex on 5.16 acres in an IL (Industrial Light) Zone. Generally located south of Hacienda Avenue and west of Cameron Street within Paradise. MN/nai/kh (For possible action)
13. WS-26-0147-CORDON, CRISTIAN RENE RIVAS & MENDOZA, KEYLA:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Grossmont Avenue and west of Osbiston Way within Sunrise Manor. TS/ji/kh (For possible action)
14. WS-26-0154-BAZUA, JUAN:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/rr/kh (For possible action)
15. WS-26-0160-MONARCH MARKETING CORPORATION:  
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action)
16. PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action)

17. ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:  
HOLDOVER ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)
18. VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action)
19. WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce back of curb radius; and 3) allow modified driveway design standards.  
DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)
20. TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:  
HOLDOVER TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)
21. PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action)
22. ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)
23. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.  
DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
24. TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:  
HOLDOVER TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
25. PA-26-700012-AVENDANO PROPERTY DEVELOPMENT INC:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc (For possible action)
26. ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:  
ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor (description on file). WM/gc (For possible action)

27. WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC:  
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) increase retaining wall height; 3) increase fill (no longer needed); 4) allow an attached sidewalk to remain; and 5) eliminate driveway separation.  
DESIGN REVIEW for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)
28. TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC:  
TENTATIVE MAP consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/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.