



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 19, 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 – 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 06/17/26 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 39 are non-routine public hearing items for possible action.

These items will be considered separately. Items 22 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 06/17/26 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 06/17/26 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 06/17/26 at 9:00 a.m., unless otherwise announced.

4. ET-26-400028 (UC-23-0014)-WELL DONE, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley. AB/jm/cv (For possible action)
5. TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:
TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/rr/kh (For possible action)
6. VS-26-0173-BP FLAMINGO, LLC:
VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action)
7. WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ET AL & HANCOCK RANDALL:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action)
8. TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ETAL & HANCOCK RANDALL:
TENTATIVE MAP consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action)

9. PA-26-700013-WAGNER ROBERT E & HILDA D:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres. Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action)
10. PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action)
11. ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action)
12. VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action)
13. WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.
DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action)
14. PA-26-700016-DESERT PALMS, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Corridor Mixed-Use (CM) on a 2.66 acre portion of 32.0 acres. Generally located east of US Highway 95 and north of State Route 163 within South County. MN/rk (For possible action)
15. ZC-26-0196-DESERT PALMS INC:
ZONE CHANGE to reclassify a 2.66 acre portion of 32.0 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of US Highway 95 and north of State Route 163 within South County (description on file). MN/rk (For possible action)
16. WS-26-0197-DESERT PALMS, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) eliminate buffering and screening requirements.
DESIGN REVIEW for a communication utility building compound and all ancillary and associated equipment on a 2.66 acre portion of 32.10 acres in a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, and an RS80 (Residential Single-Family 80) Zone. Generally located east of US Highway 95 and north of State Highway 163 within the South County. MN/hw/cv (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 39):

These items will be considered separately. Items 22 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 06/17/26 at 9:00 a.m., unless otherwise announced.

17. UC-26-0049-2925 FREMONT HOLDINGS, LLC:
HOLDOVER 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)
18. WS-26-0154-BAZUA, JUAN:
HOLDOVER 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)
19. WS-26-0172-AHARON, EMILI & ZINO, NIR:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Hinson Street within Enterprise. MN/tpd/cv (For possible action)
20. WS-26-0178-BOECKMAN, LARRY M II:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Halvern Avenue and east of Osbiston Way within Sunrise Manor. TS/dd/cv (For possible action)
21. WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action)
22. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER 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 within Enterprise. JJ/rk (For possible action)
23. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER 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)
24. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER 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)

25. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER 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)
26. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
HOLDOVER 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)
27. PA-26-700005-DIAMOND EDMOND, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley. MN/md (For possible action)
28. ZC-26-0070-DIAMOND EDMOND, LLC:
ZONE CHANGE to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action)
29. VS-26-0071-DIAMOND EDMOND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue, and Edmond Street and Mohawk Street; a portion of a right-of-way being Oquendo Road located between Edmond Street and Mohawk Street; a portion of a right-of-way being Edmond Street located between Oquendo Road and Quail Avenue; and a portion of a right-of-way being Quail Avenue located between Edmond Street and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)
30. WS-26-0072-DIAMOND EDMOND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 4.12 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Oquendo Road and west of Edmond Street within Spring Valley. MN/hw/cv (For possible action)
31. 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)
32. 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)

33. 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)
34. 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)
35. PA-26-700014-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.21 acres. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/gc (For possible action)
36. ZC-26-0182-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:
ZONE CHANGE to reclassify 4.21 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley (description on file). MN/gc (For possible action)
37. VS-26-0181-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:
VACATE AND ABANDON portions of a right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of a right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)
38. WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) increase wall height; 3) increase retaining wall height; 4) reduce back of curb radius; and 5) alternative driveway geometrics.
DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)
39. TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. 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.