



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JULY 1, 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 – 11 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 12 – 25 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 16 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 08/06/25 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 08/06/25 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 – 11):**

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-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.  
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located west of Backstage Boulevard and south of Desert Inn Road within Paradise.  
TS/rk/kh (For possible action)
5. ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a funeral home.  
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane and east of Eastern Avenue within Paradise. JG/nai/kh (For possible action)
6. SC-25-0370-JEN HOLDCO 23, LLC:  
STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/kh (For possible action)
7. UC-25-0296-LV WAREHOUSE, LLC:  
HOLDOVER USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Pioneer Way, north of Teco Avenue (alignment) within Spring Valley. MN/lm/kh (For possible action)
8. UC-25-0387-GSS BLUE DIAMOND, LLC:  
USE PERMIT for a communication tower.  
DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action)

9. VS-25-0349-TFC MOUNTAINS EDGE, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action)
10. VS-25-0353-PROLOGIS LP:  
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/lm/kh (For possible action)
11. WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/kh (For possible action)

**NON-ROUTINE ACTION ITEMS (12 – 25):**

These items will be considered separately. Items 16 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 08/06/25 at 9:00 a.m., unless otherwise announced.

12. SDR-25-0313-D KOVAL, LLC  
HOLDOVER SIGN DESIGN REVIEWS for the following: 1) increase the height of a proposed freestanding sign with an electronic message unit (video); 2) increase the area of a proposed electronic message unit (video); and 3) modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (For possible action)
13. UC-25-0280-PRADO WILLIAM SANCHEZ:  
USE PERMIT to allow an aviary to be located outside.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action)
14. WS-25-0335-QUEZADA JORGE LUIS & EVELYN:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; 2) reduce setback; and 3) increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action)
15. WS-25-0379-ARITA, SANDRA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor. TS/nai/kh (For possible action)
16. PA-25-700025-CHAI SS24, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

17. ZC-25-0366-CHAI SS24, LLC:  
ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)
18. VS-25-0367-CHAI SS24, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)
19. WS-25-0368-CHAI SS24, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; and 3) reduce the street intersection off-set. DESIGN REVIEW for a proposed single-family residential development on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)
20. TM-25-500088-CHAI SS24, LLC:  
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)
21. PA-25-700026-KENDALL MITCHELL & IRMA:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action)
22. ZC-25-0388-KENDALL MITCHELL & IRMA:  
ZONE CHANGES for the following: 1) reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)
23. WS-25-0389-KENDALL MITCHELL & IRMA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action)
24. CP-25-900446: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

### **ORDINANCE**

25. ORD-25-900481: Review an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (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.