



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, AUGUST 5, 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 – 23 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 14 through 17 will be forwarded to the Board of County Commissioners' meeting for final action on 09/17/25 at 9:00 a.m., unless otherwise announced. Items 18 and 19 will be forwarded to the Board of County Commissioners' meeting for final action on 09/03/25 at 9:00 a.m., unless otherwise announced.

**ITEMS 24 – 28 are non-routine public hearing items for possible action.**

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 09/03/25 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 – 23):**

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 14 through 17 will be forwarded to the Board of County Commissioners' meeting for final action on 09/17/25 at 9:00 a.m., unless otherwise announced. Items 18 and 19 will be forwarded to the Board of County Commissioners' meeting for final action on 09/03/25 at 9:00 a.m., unless otherwise announced.

4. TM-25-500114-CMR REALTY, LLC:  
TENTATIVE MAP for a mixed-use development consisting of 6 residential lots, 2 commercial lots and common lots on 10.88 acres in a CR (Commercial Resort) Zone. Generally located south of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jud/cv (For possible action)
5. TM-25-500118-VALLEY HEALTH SYSTEM, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 4.30 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Bruce Street within Paradise. TS/tpd/kh (For possible action)
6. TM-25-500124-ZOO LANDERS, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 1.94 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Ponderosa Way within Spring Valley. MN/nai/kh (For possible action)
7. 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)
8. UC-25-0394-TZORTZIS SURVIVORS TRUST A ETAL & TZORTZIS MARIA V TRS:  
USE PERMIT for a proposed vocational training facility within an existing commercial building on 0.94 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Eldora Avenue within Spring Valley. JJ/md/kh (For possible action)
9. UC-25-0402-HEATON FAMILY PROPERTIES, LLC:  
HOLDOVER USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action)

10. VS-25-0434-OSAGE CANYON TRUST & RODRIGUEZ, OSCAR O. TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and Hinson Street and Schirlls Street within Enterprise (description on file). JJ/nai/kh (For possible action)
11. VS-25-0438-ARISTOCRAT TECHNOLOGIES:  
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action)
12. WS-25-0442-COUNTY OF CLARK(AVIATION):  
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and west of Pioneer Way within Spring Valley. MN/rr/kh (For possible action)
13. WS-25-0443-PN II, INC.:  
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and east of Pioneer Way within Spring Valley. MN/md/kh (For possible action)
14. PA-25-700021-MADISON MOHAWK, LLC:  
HOLDOVER AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.28 acres (previously notified as 2.45). Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action)
15. ZC-25-0262-MADISON MOHAWK, LLC:  
HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 2.28 acres (previously notified as 2.45) from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)
16. VS-25-0261-MADISON MOHAWK, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)
17. WS-25-0263-MADISON MOHAWK, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action)
18. PA-25-700028-T-BIRD PLAZA, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)

19. ZC-25-0430-T-BIRD PLAZA, LLC:  
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action)
20. VS-25-0433-DELK FAMILY TRUST:  
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/rp/kh (For possible action)
21. VS-25-0475-LEDFOORD DAVID L & JA FAM TR & LEDFOORD DAVID L & JANICE A TRS:  
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/syp (For possible action)
22. VS-25-0460-L C R 3025 HIGHLAND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Highland Drive and Westwood Drive, and Edna Avenue and Capella Avenue; and a portion of a right-of-way being Highland Drive located between Edna Avenue and Capella Avenue within Winchester (description on file). TS/bb/kh (For possible action)
23. DR-25-0459-LCR 3025 HIGHLAND, LLC:  
DESIGN REVIEW for a proposed EV (electric vehicle) parking lot on 1.23 acres in an IL (Industrial Light) Zone. Generally located north of Capella Avenue and west of Highland Drive within Winchester. TS/bb/kh (For possible action)

**NON-ROUTINE ACTION ITEMS (24 – 28):**

These items will be considered separately.

24. ET-25-400064 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:  
1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Eldorado Lane and west of Las Vegas Boulevard South within Enterprise. MN/nai/kh (For possible action)
25. UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:  
USE PERMIT for a home occupation.  
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action)
26. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

27. WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA ESMERALDA & SERGIO GERBERT:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing accessory structures; 2) reduce setbacks; and 3) increase wall height in the front yard in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sherwin Lane and north of Owens Avenue within Sunrise Manor. TS/nai/kh (For possible action)
28. WS-25-0441-LE MEE THI & KEATY STEVEN:  
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a wall in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located north of Palmyra Avenue and east of Redwood Street within Spring Valley. JJ/nai/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.