



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, APRIL 21, 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 – 22 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 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 05/20/26 at 9:00 a.m., unless otherwise announced.

ITEMS 23 – 53 are non-routine public hearing items for possible action.

These items will be considered separately. Items 30 through 53 will be forwarded to the Board of County Commissioners' meeting for final action on 05/20/26 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 05/20/26 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 – 22):

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 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 05/20/26 at 9:00 a.m., unless otherwise announced.

4. ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action)
5. ET-26-400015 (UC-23-0936)-JSAKN, LLC:
USE PERMIT SECOND EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/jl/cv (For possible action)
6. TM-26-500039-DIAMOND VALLEY VIEW LTD:
TENTATIVE MAP consisting of 1 industrial lot on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. MN/bb/kh (For possible action)
7. TM-26-500040-KETHER, LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.54 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/nai/kh (For possible action)
8. UC-26-0112-RICHTECH HOLDINGS, LLC:
USE PERMIT for a proposed office (business services) in conjunction with an existing office/warehouse complex on a 1.26 acre portion of a 8.64 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located north of Alto Avenue and west of Lincoln Road within Sunrise Manor. WM/tpd/cv (For possible action)
9. UC-26-0128-MARINA ESTATES, LLC:
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse complex on a portion of 3.8 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/sd/cv (For possible action)

10. UC-26-0145-AMIGO WARM SPRINGS, LLC:
USE PERMIT to allow outdoor dining, drinking, and cooking in conjunction with an existing restaurant on a portion of 1.89 acres in an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Amigo Street within Paradise. MN/dd/cv (For possible action)
11. VS-26-0109-U S HUI DE REAL ESTATE INVESTMENT CORP:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rp/cv (For possible action)
12. VS-26-0116-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:
VACATE AND ABANDON a portion of a right-of-way being Atlantic Street located between Charleston Boulevard and Fremont Street within Sunrise Manor (description on file). TS/mh/cv (For possible action)
13. VS-26-0119-CHAR, RANDALL J.:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Gomer Road, and Belcastro Street and Montessouri Street within Enterprise (description on file). JJ/nai/cv (For possible action)
14. VS-26-0124-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue and Valley View Boulevard and Polaris Avenue (alignment); and a portion of a right-of-way being Frias Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/tpd/cv (For possible action)
15. VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:
VACATE AND ABANDON a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Rogers Street (alignment) located between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/dd/cv (For possible action)
16. TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 1.16 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd/cv (For possible action)
17. WS-25-0894-DEVALADEZ, IRMA FLORES:
WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure (wall) prior to the primary structure in conjunction with a single-family residential lot on 0.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Sheila Avenue within the Lone Mountain planning area. MK/jam/cv (For possible action)
18. WS-26-0123-BRADAROX TRUST & KAJIOKA DARIN K. & ROXANNE C. TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a second floor balcony in conjunction with an accessory living quarters on 0.26 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (SMO) Overlay. Generally located north of Crestview Drive and west of Seven Dwarfs Road within Mt. Charleston. AB/dd/cv (For possible action)
19. PA-26-700009-BR OVATION LIMITED PARTNERSHIP:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres. Generally located south of Arby Avenue and west of Gagner Boulevard within Spring Valley. MN/rk (For possible action)

20. UC-26-0135-BR OVATION LIMITED PARTNERSHIP:
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 4.18 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/kh (For possible action)
21. UC-26-0149-BR OVATION LIMITED PARTNERSHIP:
USE PERMIT for senior housing.
WAIVER OF DEVELOPMENT STANDARDS to eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 3.46 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)
22. WS-26-0150-BR OVATION LIMITED PARTNERSHIP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed mixed-use development on a 6.93 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)

NON-ROUTINE ACTION ITEMS (23 – 53):

These items will be considered separately. Items 30 through 53 will be forwarded to the Board of County Commissioners' meeting for final action on 05/20/26 at 9:00 a.m., unless otherwise announced.

23. SC-26-0136-FLAMINGO LV OPERATING CO., LLC:
STREET NAME CHANGE to name a private drive Vanderpump Lane. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/jl/cv (For possible action)
24. UC-26-0142-GALLERIA CENTER, LLC:
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)
25. WS-25-0827-JIANGCI LONG:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a proposed single-family residence (no longer needed); and 2) reduce the front setback of a proposed single-family residence (previously not notified) on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (SMO) Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)
26. WS-26-0051-RODRIGUEZ, NAOMY A.:
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an accessory living quarters in conjunction with an existing single-family residence on 0.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south Twain Avenue and east of Limewood Circle within Spring Valley. JJ/dd/cv (For possible action)

27. WS-26-0062-ULLOA, JUAN C & BERONICA:
WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor. TS/rp/cv (For possible action)
28. WS-26-0117-CHANDLER, PAUL III & LEANNE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; and 2) eliminate side interior setback for a carport in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chaplin Cove Avenue and west of Bermuda Nights Street within Enterprise. MN/jud/cv (For possible action)
29. WS-26-0132-RODRIGUEZ-RODRIGUEZ EMILIA I:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) eliminate building separation for a shed in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of White Drive and east of Ray Charles Lane within Paradise. MN/jam/cv (For possible action)
30. 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)
31. 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)
32. 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)
33. 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)
34. 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)
35. PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action)

36. ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise (description on file). JJ/gc (For possible action)
37. VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (For possible action)
38. WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) reduce departure distance.
DESIGN REVIEW for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action)
39. TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
TENTATIVE MAP consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action)
40. PA-26-700008-FINLEY, DAVIS W & NANCY N:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action)
41. ZC-26-0126-FINLEY DAVIS W & NANCY N:
ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action)
42. VS-26-0125-FINLEY, DAVIS W & NANCY N:
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action)
43. WS-26-0127-FINLEY, DAVIS W & NANCY N:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; 2) modify residential adjacency standards; 3) reduce throat depth; and 4) reduce departure distance.
DESIGN REVIEW for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action)
44. TM-26-500031-FINLEY, DAVIS W & NANCY N:
TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action)
45. PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:
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)

46. ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:
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)
47. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:
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)
48. TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:
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)
49. PA-26-700011-CIMMARON SPRING DEUX, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rk (For possible action)
50. ZC-26-0139-CIMMARON SPRING DEUX, LLC:
ZONE CHANGES for the following: 1) reclassify 2.43 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 south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action)
51. VS-26-0140-CIMMARON SPRING DEUX, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane; and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)
52. WS-26-0141-CIMMARON SPRING DEUX, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street width.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)
53. TM-26-500034-CIMMARON SPRING DEUX, LLC:
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane 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.