



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, APRIL 15, 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 – 14 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 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 05/21/25 at 9:00 a.m., unless otherwise announced.

**ITEMS 15 – 32 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 15 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 05/21/25 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 05/21/25 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 – 14):**

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 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 05/21/25 at 9:00 a.m., unless otherwise announced.

4. ET-25-400025 (UC-22-0184)-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:  
USE PERMIT FIRST EXTENSION OF TIME for a communication tower.  
DESIGN REVIEW for a redesigned communication tower on 0.94 acres in a CP (Commercial Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action)
5. TM-25-500057-S D NORTH PARCELS, LLC:  
TENTATIVE MAP consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (For possible action)
6. VS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:  
VACATE AND ABANDON a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file). TS/my/kh (For possible action)
7. VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; a portion of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right-of-way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/kh (For possible action)
8. WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:  
WAIVER OF CONDITIONS of a use permit restricting the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone. Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/jud/kh (For possible action)
9. WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/my/kh (For possible action)

10. WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:  
WAIVER OF DEVELOPMENT STANDARDS to increase building height.  
DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on 3.14 acres in a CG (General Commercial) Zone. Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (For possible action)
11. PA-25-700013-MOISES, TANIA:  
PLAN AMENDMENT to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock. JJ/al (For possible action)
12. ZC-25-0197-MOISES, TANIA:  
ZONE CHANGE to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock (description on file). JJ/al (For possible action)
13. PA-25-700014-WILLETT, JAMES C & YU CHONG:  
PLAN AMENDMENT to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock. JJ/al (For possible action)
14. ZC-25-0198-WILLETT, JAMES C & YU CHONG:  
ZONE CHANGE to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock (description on file). JJ/al (For possible action)

**NON-ROUTINE ACTION ITEMS (15 – 32):**

These items will be considered separately. Items 15 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 05/21/25 at 9:00 a.m., unless otherwise announced.

15. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise. JJ/rk (For possible action)
16. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.5 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 on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise (description on file). JJ/rk (For possible action)
17. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

18. WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.  
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
19. TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
20. PA-25-700009-STASIS FOUNDATION:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action)
21. ZC-25-0111-STASIS FOUNDATION:  
HOLDOVER ZONE CHANGE to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action)
22. UC-25-0112-STASIS FOUNDATION:  
AMENDED HOLDOVER USE PERMITS for the following: 1) banquet facility; and 2) caretaker unit. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street (no longer needed); 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.  
DESIGN REVIEWS for the following: 1) banquet facility; 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)
23. PA-25-700011-MICHAEL, JOHN T:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)
24. ZC-25-0163-MICHAEL, JOHN T:  
ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

25. WS-25-0164-MICHAEL JOHN T:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow existing attached sidewalks; and 2) modified street design standards.  
DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (Phase 1); and 2) a proposed single-family residential development (Phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)
26. TM-25-500039-MICHAEL JOHN T:  
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)
27. PA-25-700012-PARAMOUNT INVESTMENTS CO:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action)
28. ZC-25-0188-PARAMOUNT INVESTMENTS CO:  
ZONE CHANGES for the following: 1) reclassify 19.4 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 on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise (description on file). JJ/rk (For possible action)
29. VS-25-0189-PARAMOUNT INVESTMENTS CO:  
VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action)
30. WS-25-0191-PARAMOUNT INVESTMENTS CO:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate right-of-way dedication; 2) increase driveway width; and 3) reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)
31. PUD-25-0190-PARAMOUNT INVESTMENTS CO:  
PLANNED UNIT DEVELOPMENT for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)
32. TM-25-500043-PARAMOUNT INVESTMENTS CO:  
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road 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.