



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 3, 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 – 26 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 18 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 03/04/26 at 9:00 a.m., unless otherwise announced.

ITEMS 27 – 41 are non-routine public hearing items for possible action.

These items will be considered separately. Items 32 through 37 and Item 39 will be forwarded to the Board of County Commissioners' meeting for final action on 03/04/26 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 03/04/26 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 – 26):

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 18 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 03/04/26 at 9:00 a.m., unless otherwise announced.

4. ET-25-400135 (WS-24-0547)-A & J RENTALS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)
5. ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce throat depths; 3) waive commercial curb return requirements; and 4) reduce drive aisle width.
DESIGN REVIEW for a proposed school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action)
6. TM-25-500218-KAVISON HOMES, LLC:
TENTATIVE MAP consisting of 22 multi-family dwelling units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos Road and south of Oquendo Road (alignment) within Paradise. JG/jam/cv (For possible action)
7. UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:
USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/kh (For possible action)
8. UC-25-0847-SHOPS AT SUMMERLIN NORTH LP:
USE PERMITS for the following: 1) allow temporary events longer than 10 days; 2) allow more than 12 events per year; 3) allow live entertainment longer than daytime hours; and 4) allow a farmers market on 193.97 acres in a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an R-5 (Apartment Residential District) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located north of Sahara Avenue, and west of Town Center Drive within Summerlin South. JJ/md/kh (For possible action)

9. UC-25-0851-FC INCOME PROPERTIES, LLC:
USE PERMIT for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)
10. UC-25-0865-NEPTUNE ENTERPRISES, LLC:
USE PERMIT for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Lamont Street and north of Alto Avenue within Sunrise Manor. MK/jam/kh (For possible action)
11. VS-25-0830-BFH VEGAS I, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Mojave Road located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/hw/cv (For possible action)
12. UC-25-0831-BFH VEGAS I, LLC:
HOLDOVER USE PERMIT for a gas station.
DESIGN REVIEW for a proposed gas station and convenience store on 2.39 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/hw/cv (For possible action)
13. VS-25-0832-LEE, NICHOLAS & CARLIE:
VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/kh (For possible action)
14. VS-25-0842-PICERNE BERMUDA, LLC:
VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action)
15. VS-25-0850-TURNBULL, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Armed Forces Street and Gasline Road, and Gaviland Street and Check Ride Avenue within Searchlight (description on file). MN/nai/kh (For possible action)
16. VS-25-0858-TROTTER MARGRETANN REVOCABLE TRUST & TROTTER MARGRETANN & GERALD TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rosada Way and Washburn Road, and Durango Drive and Bonita Vista Street within Lone Mountain (description on file). AB/my/kh (For possible action)
17. VS-25-0864-DESERT PALO BLANCO HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Del Rey Avenue and Doe Avenue, and Red Rock Street and Jones Boulevard within the Spring Valley planning area (description on file). AB/rp/kh (For possible action)
18. PA-25-700054-ISABELLE INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

19. ZC-25-0855-ISABELLE INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)
20. VS-25-0856-ISABELLE INVESTMENTS, LLC:
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)
21. WS-25-0857-ISABELLE INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)
22. PA-25-700055-COUNTY OF CLARK (AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action)
23. ZC-25-0861-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)
24. VS-25-0862-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)
25. DR-25-0863-COUNTY OF CLARK(AVIATION):
DESIGN REVIEW for a proposed single-family residential development on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)
26. TM-25-500208-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)

NON-ROUTINE ACTION ITEMS (27 – 41):

These items will be considered separately. Items 32 through 37 and Item 39 will be forwarded to the Board of County Commissioners' meeting for final action on 03/04/26 at 9:00 a.m., unless otherwise announced.

27. UC-25-0800-MCGILL KIMBERLY, LLC:
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate and reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.
DESIGN REVIEW for outdoor storage in conjunction with an existing office/warehouse building on 1.84 acres in an IP (Industrial Park) Zone. Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney. JG/mh/kh (For possible action)
28. WS-24-0424-BALLE, PETER S. & JILL L.:
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.70 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Monte Cristo Way and north of Coley Avenue within Spring Valley. JJ/tpd/syp (For possible action)
29. WS-25-0734-YANG, TAYING & VIKTORIYA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action)
30. WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony 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 Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action)
31. WS-25-0827-JIANGCI LONG:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed single-family residence on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)
32. PA-25-700052-BANYAI, PETER:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)
33. ZC-25-0836-BANYAI, PETER:
ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)
34. VS-25-0837-BANYAI, PETER:
VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

35. WS-25-0838-BANYAI, PETER:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)
36. PA-25-700053-MAI HUAN QUAN & ZHONG QING:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/gc (For possible action)
37. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:
ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise (description on file). MN/gc (For possible action)
38. VS-25-0852-MAI HUAN QUAN & ZHONG QING:
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action)
39. UC-25-0854-MAI HUAN QUAN & ZHONG QING:
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action)
40. TM-25-500206-MAI HUAN QUAN & ZHONG QING:
TENTATIVE MAP consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action)

ORDINANCE

41. ORD-26-900034: Review an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, make corrections and clarifications as appropriate, 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.