



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JUNE 17, 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 07/16/25 at 9:00 a.m., unless otherwise announced.

**ITEMS 15 – 33 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 24 through 33 will be forwarded to the Board of County Commissioners' meeting for final action on 07/16/25 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 07/16/25 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 07/16/25 at 9:00 a.m., unless otherwise announced.

4. TM-25-500091-DIAMOND INDIAN SPRINGS, LLC:  
TENTATIVE MAP consisting of 105 single-family residential lots and common lots on 17.38 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Boulder Lane and west of Old Benn Road (alignment) within Indian Springs. AB/bb/cv (For possible action)
5. 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)
6. UC-25-0340-ZELLER SCOTT W & TESSA:  
USE PERMIT for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. MN/rp/cv (For possible action)
7. VS-25-0312-9 OF A KIND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action)
8. VS-25-0334-MARRETTI FAMILY TRUST & MARRETTI FRANK J III TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Calico Drive and Moreno Road, and between Roundabout Circle and Calico Basin Road within Red Rock (description on file). JJ/rp/cv (For possible action)
9. VS-25-0348-HAMMOCK VAN HO & LE THUY T:  
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue, and between Sir Wienman Street (alignment) and Eagle Ranch Drive (alignment) within Red Rock (description on file). JJ/sd/cv (For possible action)

10. DR-25-0347-HAMMOCK VAN HO & LE THUY T:  
DESIGN REVIEW for a final grading plan for a hillside development on 2.07 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the northeast corner of Sir Wienman Street (alignment) and Cougar Avenue within Red Rock. JJ/sd/cv (For possible action)
11. 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)
12. 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)
13. 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)
14. 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)

**NON-ROUTINE ACTION ITEMS (15 – 33):**

These items will be considered separately. Items 24 through 33 will be forwarded to the Board of County Commissioners' meeting for final action on 07/16/25 at 9:00 a.m., unless otherwise announced.

15. SDR-25-0310-MMB APEX AUCTION, LLC  
SIGN DESIGN REVIEWS for the following: 1) increase freestanding sign height; 2) allow a freestanding sign adjacent to a freeway; and 3) increase the number of canopy signs in conjunction with an approved truck stop, convenience store, and fuel canopies on a 4.0 acre portion of 24.74 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located on the north side of Clark Petersen Boulevard and east side of Las Vegas Boulevard North within the Northeast County Planning Area. MK/dd/cv (For possible action)
16. SDR-25-0313-D KOVAL, LLC  
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)

17. UC-25-0333-PENTACLE HOLDINGS II LLC-SERIES B:  
USE PERMIT to allow an avocational/vocational training facility.  
DESIGN REVIEW for modifications to an existing industrial development on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Patrick Lane, approximately 151 feet west of Hauck Street within Spring Valley. MN/dd/cv (For possible action)
18. VS-25-0291-GOLDSTROM & DEAN II, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)
19. WS-25-0290-GOLDSTROM & DEAN II, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.  
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)
20. WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:  
WAIVER OF DEVELOPMENT STANDARDS to eliminate the side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Nomo Street, 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (For possible action)
21. WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (For possible action)
22. WS-25-0335-QUEZADA JORGE LUIS & EVELYN:  
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)
23. WS-25-0343-JIN SARAH:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)
24. PA-25-700023-GTL PROPERTIES LLLP:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)

25. ZC-25-0319-GTL PROPERTIES LLLP:  
ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)
26. VS-25-0320-GTL PROPERTIES LLLP:  
VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (For possible action)
27. WS-25-0321-GTL PROPERTIES LLLP:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.  
DESIGN REVIEW for a single-family residential development on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)
28. TM-25-500081-GTL PROPERTIES LLLP:  
TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)
29. PA-25-700024-MOSAIC NINE, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/gc (For possible action)
30. ZC-25-0337-MOSAIC NINE, LLC:  
ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action)
31. VS-25-0336-MOSAIC NINE, LLC:  
VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane; and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action)
32. WS-25-0338-MOSAIC NINE, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation.  
DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (For possible action)
33. TM-25-500084-MOSAIC NINE, LLC:  
TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/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.