



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 20, 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 – 16 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 13 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/18/26 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 20 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 02/18/26 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 – 16):

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 13 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/18/26 at 9:00 a.m., unless otherwise announced.

4. TM-25-500204-LV FORT APACHE PEBBLE, LLC:
TENTATIVE MAP consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and south of Pebble Road within Enterprise. JJ/rp/kh (For possible action)
5. UC-25-0668-FASHION SHOW MALL, LLC:
HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
6. UC-25-0824-APOLLO PROPERTY HOLDINGS, LLC:
USE PERMIT to allow a recreational/entertainment facility in conjunction with an existing office/warehouse complex on 1.55 acres in an IL (Industrial Light) Zone. Generally located south of Reno Avenue and west of Rogers Street within Paradise. MN/ji/cv (For possible action)
7. VS-25-0707-FORT APACHE INVESTMENT, LLC:
VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Post Road and Patrick Lane within Spring Valley (description on file). JJ/sd/cv (For possible action)
8. VS-25-0808-DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road (alignment), and Mesa Vista Avenue and Dewey Drive within Spring Valley (description on file). MN/my/cv (For possible action)
9. VS-25-0816-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Placid Street, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Windmill Lane located between Placid Street and Fairfield Avenue; a portion of right-of-way being Placid Street located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Fairfield Avenue located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/my/cv (For possible action)

10. VS-25-0818-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R & JILL TRS: VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nai/cv (For possible action)
11. VS-25-0830-BFH VEGAS I, LLC: 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: 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. PA-25-700050-SINGAL VINEY & DUGGAL AMRISH & SARITA: PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action)
14. ZC-25-0790-SINGAL VINEY & DUGGAL AMRISH & SARITA: ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (For possible action)
15. WS-25-0791-SINGAL VINEY & DUGGAL AMRISH & SARITA: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce curb return radius. DESIGN REVIEWS for the following: 1) alternative yards; and 2) a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/hw/cv (For possible action)
16. TM-25-500196-SINGAL VINEY & DUGGAL AMRISH & SARITA: TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 20):

These items will be considered separately.

17. UC-25-0761-MAVERIK, INC.: HOLDOVER USE PERMIT for a vehicle wash facility. WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards. DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Jones Boulevard within Spring Valley. MN/sd/cv (For possible action)

18. 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)
19. WS-25-0822-RHOUMA KARIM F BEN:
WAIVER OF DEVELOPMENT STANDARDS to eliminate the front setback for a carport in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Sabora Avenue and east of Floralita Street within Whitney. JG/ji/cv (For possible action)
20. WS-25-0827-JIANGCI LONG:
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)

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.