



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, AUGUST 4, 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:

ITEM 4 is a routine item for possible action.

This item 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 5 – 10 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 09/02/26 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 ITEM (4):

This item 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.

4. UC-26-0303-VISIBLE NOISE, LLC:
HOLDOVER USE PERMIT for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)

NON-ROUTINE ACTION ITEMS (5 – 10):

These items will be considered separately.

5. WC-26-400064 (WS-1564-00)-A J M M HOLDINGS, LLC:
WAIVER OF CONDITIONS of a waiver of development standards requiring 24 inch box cypress trees every 5 feet in conjunction with an existing office/warehouse complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action)
6. UC-26-0349-A J M M HOLDINGS, LLC:
USE PERMITS for the following: 1) allow manufacturing, light; and 2) outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify residential adjacency standards; and 3) modify buffering and screening.
DESIGN REVIEW for proposed modifications to an existing office/warehouse facility on a 0.5 acre portion of 13.57 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action)
7. WC-26-400059 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:
WAIVERS OF CONDITIONS of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a 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/tr/kh (For possible action)

8. WS-26-0285-VEGAS PROPERTY LIMITED:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Five Pennies Lane and east of Pecos Road within Paradise. JG/jl/cv (For possible action)
9. WS-26-0331-HARMON SQUARE SPE, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for parking area design standards. DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action)
10. WS-26-0338-GUY, DANIELLE M & DONALD W:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce setbacks for a proposed accessory structure (no longer needed) in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located north of Todd Lake Court and east of Jensen Street within Lone Mountain. AB/jl/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.