



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 16, 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 – 12 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 & 12 will be forwarded to the Board of County Commissioners' meeting for final action on 01/21/26 at 9:00 a.m., unless otherwise announced.

ITEMS 13 – 27 are non-routine public hearing items for possible action.

These items will be considered separately. Items 18 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/21/26 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 01/21/26 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 – 12):

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 & 12 will be forwarded to the Board of County Commissioners' meeting for final action on 01/21/26 at 9:00 a.m., unless otherwise announced.

4. AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action)
5. ET-25-400115 (DR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/my/cv (For possible action)
6. ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:
USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone. Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv (For possible action)
7. ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:
USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor. WM/nai/cv (For possible action)
8. 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)

9. VS-25-0718-BAGLEY CALVIN DEAN & KARISSA:
VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and Tee Pee Lane and Park Street within Lone Mountain (description on file). AB/my/cv (For possible action)
10. VS-25-0766-FNC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and Chartan Avenue and Starr Avenue; a portion of right-of-way being La Cienega Street located between Chartan Avenue and Starr Avenue; and a portion of right-of-way being Chartan Avenue located between La Cienega Street and Placid Street within Enterprise (description on file). MN/ji/cv (For possible action)
11. PA-25-700047-COUNTY OF CLARK:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)
12. ZC-25-0745-COUNTY OF CLARK:
ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 27):

These items will be considered separately. Items 18 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/21/26 at 9:00 a.m., unless otherwise announced.

13. UC-25-0703-ITZHAKI ENTERPRISES, LLC:
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)
14. UC-25-0761-MAVERIK, INC.:
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)
15. UC-25-0770-PAPPA FAMILY TRUST & PAPPA DARRIN & NANCY M TRS:
USE PERMITS for the following: 1) campground; and 2) caretaker unit.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEW for a campground facility on 2.09 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of State Route 160 and west of Forester Street within Red Rock. JJ/rg/cv (For possible action)
16. WS-25-0709-CISNEROS RUBEN H:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)

17. WS-25-0734-YANG, TAYING & VIKTORIYA:
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)
18. WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)
19. PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)
20. ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:
ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)
21. VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise (description on file). MN/dd/cv (For possible action)
22. WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.
DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)
23. TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:
TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)
24. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)
25. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

26. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)
27. WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/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.