



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 17, 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 – 11 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 12 – 22 are non-routine public hearing items for possible action.

These items will be considered separately. Items 14 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 03/18/26 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 03/18/26 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 – 11):

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.

4. TM-26-500001-JAXSON PARK, LLC:
TENTATIVE MAP consisting of 19 single-family residential lots on 7.03 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Riverside Road and west of Hopeless Way (alignment) within Bunkerville. MK/rr/kh (For possible action)
5. UC-25-0017-BFH VEGAS I, LLC:
HOLDOVER USE PERMIT for a vehicle paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/tpd/kh (For possible action)
6. UC-25-0878-PASTRY ACADEMY, LLC:
USE PERMIT to allow an avocational/vocational training facility in conjunction with an existing office complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located north of Eldora Avenue and east of Jones Boulevard within Spring Valley. JJ/tpd/cv (For possible action)
7. UC-25-0881-USA BUREAU LAND MANAGEMENT:
USE PERMIT to allow public utility structures (500 kV overhead transmission lines).
WAIVER OF DEVELOPMENT STANDARDS to increase the height of public utility structures.
DESIGN REVIEW for proposed public utility structures (overhead transmission lines) in conjunction with an existing electrical substation on a portion of 28,224.66 acres in an OS (Open Space) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located south of State Route 168 and east of US-93 within the Northeast County. MK/dd/cv (For possible action)
8. UC-25-0892-HOWARD HUGHES PROPERTIES, INC.:
USE PERMIT for increased retaining wall height.
DESIGN REVIEW for a proposed commercial development on 3.07 acres in a C-2 (General Commercial) Zone within the south P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located west of Town Center Drive and south of La Madre Mountain Drive within Summerlin South. JJ/dd/cv (For possible action)

9. UC-25-0893-PACIFIC PLACE SITE, LLC:
USE PERMIT for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone. Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise. JJ/rp/cv (For possible action)
10. VS-25-0876-HESSELGESSER, PAUL L:
VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Russell Road, and Mann Street and Jones Boulevard within Spring Valley (description on file). MN/nai/cv (For possible action)
11. VS-25-0880-KHACHIKYAN MESROP:
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Quail Avenue and Oquendo Road within Spring Valley (description on file). MN/ji/cv (For possible action)

NON-ROUTINE ACTION ITEMS (12 – 22):

These items will be considered separately. Items 14 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 03/18/26 at 9:00 a.m., unless otherwise announced.

12. UC-25-0875-REAL EQUITIES, LLC:
USE PERMITS for the following: 1) avocational or vocational training facility; 2) instruction or tutoring facility; 3) emergency or urgent care; 4) equipment rental or sales and services; 5) parking lot; 6) office; 7) outdoor market; 8) financial services; 9) outdoor dining, drinking and cooking; 10) live entertainment; 11) banquet facility; 12) vehicle maintenance or repair; and 13) vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action)
13. WS-25-0817-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Cherokee Avenue and west of Rosewood Drive within Paradise. TS/ji/cv (For possible action)
14. PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action)
15. ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:
ZONE CHANGES for the following: 1) to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)
16. VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Giles pie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Giles pie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

17. WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg/cv (For possible action)
18. PA-25-700058-COUNTY OF CLARK(AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action)
19. ZC-25-0887-COUNTY OF CLARK(AVIATION):
ZONE CHANGES for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)
20. VS-25-0886-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action)
21. WS-25-0888-COUNTY OF CLARK (AVIATION):
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action)
22. TM-25-500216-COUNTY OF CLARK(AVIATION):
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/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.