



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JULY 15, 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 – 19 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. Item 6 will be forwarded to the Board of County Commissioners' meeting for final action on 08/20/25 at 9:00 a.m., unless otherwise announced.

ITEMS 20 – 31 are non-routine public hearing items for possible action.

These items will be considered separately. Items 27 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/20/25 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 08/20/25 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.

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 – 19):

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. Item 6 will be forwarded to the Board of County Commissioners' meeting for final action on 08/20/25 at 9:00 a.m., unless otherwise announced.

4. DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:
DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)
5. AR-25-400059 (WS-23-0499)-SEC 1910, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action)
6. TA-25-0425-RED ROCK RV PARK, LLC
TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)
7. UC-25-0395-REAL EQUITIES, LLC:
USE PERMIT to allow recreational or entertainment facility 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/jam/cv (For possible action)
8. UC-25-0402-HEATON FAMILY PROPERTIES, LLC:
USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action)

9. UC-25-0417-ARILEX TROPICANA ASSOC, LLC:
USE PERMIT to allow vehicle wash.
DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone. Generally located west of Pecos Road and south of Tropicana Avenue within Paradise. JG/sd/cv (For possible action)
10. VS-25-0424-MULLIGAN HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Marble Ridge Drive and Flamingo Road, and Granite Ridge Drive and Desert Inn Road (alignment) within Summerlin South (description on file). JJ/rg/cv (For possible action)
11. UC-25-0423-MULLIGAN HOLDINGS, LLC:
USE PERMITS for the following: 1) modified residential development standards; and 2) modified wall standards.
WAIVER to reduce the street width.
DESIGN REVIEWS for the following: 1) a new single-family detached subdivision; and 2) a new clubhouse and other accessory buildings on 201.80 acres in an R-1a (Single Family Residential) Zone, an R-D (Suburban Estates Residential) Zone, and an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)
12. TM-25-500099-MULLIGAN HOLDINGS, LLC:
TENTATIVE MAP consisting of 9 lots and a common lot on a 5.55 acre portion of 117.7 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)
13. TM-25-500100-MULLIGAN HOLDINGS, LLC:
TENTATIVE MAP consisting of 6 lots and a common lot on a 5.11 acre portion of 117.7 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)
14. UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action)
15. VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain (description on file). AB/nai/cv (For possible action)
16. WS-25-0413-KB HOME LAS VEGAS, INC.:
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action)

17. WS-25-0418-COUNTY OF CLARK(AVIATION):
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential development on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Peace Way within Spring Valley. MN/rg/cv (For possible action)
18. CP-25-900445: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)
19. CP-25-900497: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 31):

These items will be considered separately. Items 27 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/20/25 at 9:00 a.m., unless otherwise announced.

20. WS-25-0328-BARRAGAN ANA MAGDALENA:
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Sheila Avenue and west of Michael Way within the Lone Mountain Planning Area. MK/tpd/cv (For possible action)
21. WS-25-0391-JAY JOSHUA:
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action)
22. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)
23. WS-25-0406-COUNTY OF CLARK(AVIATION):
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential subdivision on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Rochelle Avenue within Spring Valley. MN/hw/cv (For possible action)
24. WS-25-0409-ANDERSON REGINA & JUSTIN C:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain. AB/my/cv (For possible action)
25. WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS GILBERTO ARICA TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action)

26. WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action)
27. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)
28. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
ZONE CHANGES for the following: 1) reclassify 7.04 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 Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)
29. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action)
30. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modify residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family detached residential development on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)
31. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/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.