



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, APRIL 7, 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 – 10 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 – 20 are non-routine public hearing items for possible action.

These items will be considered separately. Items 16 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 05/06/26 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 05/06/26 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 – 10):

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. ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/nai/kh (For possible action)
5. VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY LLC:
VACATE AND ABANDON a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/mh/kh (For possible action)
6. UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:
USE PERMIT for a transportation service.
DESIGN REVIEW for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Sunset Road and west of Tioga Way within Spring Valley. MN/mh/kh (For possible action)
7. UC-26-0013-AMERICAN EAGLE READY MIX, LLC:
USE PERMITS for the following: 1) gravel pit; and 2) rock crushing.
DESIGN REVIEWS for the following: 1) gravel pit; 2) rock crushing; and 3) Hillside Development in conjunction with existing gravel pit operations on a 142.0 acre portion of a 200 total acre site in an RS80 (Residential Single-Family 80) Zone. Generally located south of Wildlife Road and northwest of Moapa Valley Boulevard (State Highway 169) within Moapa Valley. MK/bb/kh (For possible action)
8. UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:
USE PERMIT for a proposed kennel.
DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action)

9. UC-26-0110-1224 BARRINGTON PROPERTIES, LLC ETAL & 2620 S BARRINGTON PROPERTIES, LLC:
USE PERMIT to allow a banquet facility in conjunction with an existing industrial complex on a portion of 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located east of Walnut Road and north of Cecile Avenue within Sunrise Manor. WM/lm/kh (For possible action)
10. WS-26-0073-CHURCH LDS PRESIDING BISHOP:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed decorative fence in conjunction with an existing place of worship on 2.9 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Sun Valley Drive and east of Nellis Boulevard within Whitney. TS/nai/kh (For possible action)

NON-ROUTINE ACTION ITEMS (11 – 20):

These items will be considered separately. Items 16 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 05/06/26 at 9:00 a.m., unless otherwise announced.

11. UC-26-0032-DESERT TRUST & RICHARD THOMAS WILLIAM & CAROL A TRS:
USE PERMIT for second accessory living quarters.
DESIGN REVIEW for a proposed accessory living quarters in conjunction with an existing single-family residence on 4.51 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of Torino Avenue and east of Wounded Horse Trail within Red Rock. JJ/sd/kh (For possible action)
12. UC-26-0049-2925 FREMONT HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce buffering and screening; 3) eliminate street landscaping; and 4) fence.
DESIGN REVIEW for outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/sd/cv (For possible action)
13. WS-26-0076-LEE, NATHANIEL L & ROSITA MENDEGUARIN:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Sterling Creek Street and south of Rock Stream Lane within Enterprise. JJ/tpd/kh (For possible action)
14. WS-26-0096-FARLEY, JAKKE L & JARED A:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce separations in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action)
15. WS-26-0097-MCNAIR, ALICIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce setback for a proposed trellis in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Segó Glen Circle and south of Segó Drive within Paradise. TS/nai/kh (For possible action)

16. PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS: PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action)
17. ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS: ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)
18. VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS: VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action)
19. WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce back of curb radius; and 3) allow modified driveway design standards. DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)
20. TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS: TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (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.