

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, APRIL 7, 2026

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

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)

NONE.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **6 months to complete the building permit and inspection process.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

5. VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE ROPERTY 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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless**

extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Gravel pit on the site to be discontinued within 10 years of approval date unless an extension of time is granted;**
- **Rock crushing on the site to be discontinued within 10 years of approval date unless an extension of time is granted.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;**
- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.**
- **Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.**

NON-ROUTINE ACTION ITEMS (11 – 20): These items will be considered separately.

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)

APPROVED.

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Provide paved legal access along Wounded Horse Trail.**

Fire Prevention Bureau

- **Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.**

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)

HELD - 05/19/26 - per the Planning Commission.

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process, if required, or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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 Sego Glen Circle and south of Sego Drive within Paradise. TS/nai/kh (For possible action)

DENIED.

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)

HELD - 05/05/26 - per the applicant.

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)
HELD - 05/05/26 - per the applicant.
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)
HELD - 05/05/26 - per the applicant.
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)
HELD - 05/05/26 - per the applicant.
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)
HELD - 05/05/26 - per the applicant.

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.