



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 6, 2026**

ADDENDUM

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 5 – 14 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 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 02/04/26 at 9:00 a.m., unless otherwise announced.

ITEMS 15 – 24 are non-routine public hearing items for possible action.

These items will be considered separately. Items 21 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 02/04/26 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 02/04/26 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. Addendum: Election of Officers. (For possible action)
3. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
4. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (5 – 14):

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 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 02/04/26 at 9:00 a.m., unless otherwise announced.

5. AR-25-400130 (UC-24-0490)-SDE, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh (For possible action)
6. ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley. JJ/my/kh (For possible action)
7. UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:
USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Edna Avenue and west of Lindell Road within Spring Valley. JJ/mh/kh (For possible action)
8. UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:
USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley. MN/ji/kh (For possible action)
9. VC-25-0805-MASTROV FAMILY LIVING TRUST & MASTROV MARK S & MINDEE S TRS:
VARIANCE to reduce the rear setback for a proposed patio cover in conjunction with an existing single-family residence on 1.11 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin South Master Planned Community. Generally located west of Witchcraft Court and south of Stardust Drive within Summerlin South. JJ/rr/kh (For possible action)

10. VS-25-0792-TIEMAN, MICHAEL A.:
VACATE AND ABANDON easements of interest to Clark County located between Orduno Street (alignment) and Hualapai Way, and Blue Diamond Road and Agate Avenue; and a portion of right-of-way being Agate Avenue located between Orduno Street (alignment) and Hualapai Way within Red Rock (description on file). JJ/jam/kh (For possible action)
11. PA-25-700051-POSTHAWK, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)
12. ZC-25-0795-POSTHAWK, LLC:
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)
13. VS-25-0796-POSTHAWK LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action)
14. WS-25-0797-POSTHAWK, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

NON-ROUTINE ACTION ITEMS (15 – 24):

These items will be considered separately. Items 21 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 02/04/26 at 9:00 a.m., unless otherwise announced.

15. UC-25-0800-MCGILL KIMBERLY, LLC:
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) Eliminate and reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.
DESIGN REVIEW for outdoor storage in conjunction with an existing office/warehouse building on 1.84 acres in an IP (Industrial Park) Zone. Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney. JG/mh/kh (For possible action)
16. WS-25-0734-YANG, TAYING & VIKTORIYA:
HOLDOVER 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)
17. WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action)

18. WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area.
DESIGN REVIEW for a single-family residential development on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)
19. TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:
TENTATIVE MAP consisting of 41 single-family lots and common lots on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)
20. WS-25-0788-NEW STRATEGIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/mh/kh (For possible action)
21. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:
HOLDOVER 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)
22. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:
HOLDOVER 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)
23. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:
HOLDOVER 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)
24. 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.