



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 20, 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 – 20 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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/25 at 9:00 a.m., unless otherwise announced.

ITEMS 21 – 39 are non-routine public hearing items for possible action.

These items will be considered separately. Items 25 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/25 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 06/18/25 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.

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 – 20):

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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/25 at 9:00 a.m., unless otherwise announced.

4. SDR-25-0256-3400 WESTERN AVENUE, LLC
SIGN DESIGN REVIEWS for the following: 1) allow electronic message units, video signs; 2) increase the area of a projecting sign; 3) allow a roof sign; and 4) increase the area of wall signs in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)
5. DR-25-0277-DURANGO POST PARTNERS, LLC:
DESIGN REVIEW for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. JJ/sd/kh (For possible action)
6. TM-25-500071-ONE LLC:
TENTATIVE MAP consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action)
7. UC-25-0242-LAMB LV, LLC:
USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on a portion of 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action)
8. UC-25-0272-USA:
USE PERMIT to allow public utility structures (electrical substation and 500 kV overhead transmission lines) and associated equipment.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of public utility structures.
DESIGN REVIEW for an expansion of public utility structures with all ancillary and accessory structures in conjunction with an existing electrical substation on a portion of 3,201.55 acres in an OS (Open Space) Zone. Generally located on the northwest side of I-15, approximately 6,580 feet northwest of Las Vegas Boulevard North within the Northeast County Planning Area. MK/jud/kh (For possible action)

9. VS-25-0157-MOORE FAMILY TRUST & MOORE JEANNINE M TRS:
VACATE AND ABANDON easements of interest to Clark County located between Kevin Way and Campbell Road, and between Stange Avenue and Craig Road within Lone Mountain (description on file). AB/my/kh (For possible action)
10. VS-25-0244-MOUNTAIN VIEW DRS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action)
11. WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for modified buffering and screening.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action)
12. WS-25-0264-CHARIOT SOUTH, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action)
13. WS-25-0270-SPRINGALL WILLIAM & JENNIFER:
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)
14. WS-25-0315-GYPSUM RESOURCES LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase cul-de-sac length; and 3) increase longitudinal street grades.
DESIGN REVIEWS for the following: 1) modified development standards (street cross-sections); and 2) a single-family residential subdivision on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. JJ/jba/kh (For possible action)
15. TM-25-500079-GYPSUM RESOURCES, LLC:
TENTATIVE MAP consisting of 1,047 single-family residential lots and common lots on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. JJ/jba/kh (For possible action)
16. PA-25-700021-MADISON MOHAWK, LLC:
AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.28 acres (previously notified as 2.45). Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action)

17. ZC-25-0262-MADISON MOHAWK, LLC:
AMENDED ZONE CHANGES for the following: 1) reclassify 2.28 acres (previously notified as 2.45) from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)
18. VS-25-0261-MADISON MOHAWK, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)
19. WS-25-0263-MADISON MOHAWK, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action)
20. CP-25-900292: 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 (21 – 39):

These items will be considered separately. Items 25 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/25 at 9:00 a.m., unless otherwise announced.

21. SC-25-0241-IC 3700 FLAMINGO RD, LLC:
STREET NAME CHANGE to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive. Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)
22. UC-25-0255-REAL EQUITIES, LLC:
USE PERMITS for the following: 1) banquet facility; and 2) avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action)
23. WS-25-0268-BARAJAS JUAN T. & IRMA YOLANDA:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Denning Street, 70 feet north of Northridge Lane within Whitney. JG/tpd/kh (For possible action)
24. WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:
WAIVER OF DEVELOPMENT STANDARDS for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)
25. PA-25-700019-HU TU TSUEI:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action)

26. ZC-25-0231-HU TU TSUEI:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action)
27. VS-25-0234-HU TU TSUEI:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)
28. UC-25-0232-HU TU TSUEI:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)
29. PA-25-700020-COUNTY OF CLARK(AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action)
30. ZC-25-0258-COUNTY OF CLARK(AVIATION):
ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action)
31. VS-25-0257-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action)
32. WS-25-0259-COUNTY OF CLARK(AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from the property line to a residential driveway; 2) reduce back of curb radius; and 3) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)
33. PUD-25-0260-COUNTY OF CLARK(AVIATION):
PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)
34. TM-25-500065-COUNTY OF CLARK(AVIATION):
TENTATIVE MAP consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

35. PA-25-700022-LRLJ, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment), and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)
36. ZC-25-0274-LRLJ, LLC:
ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
37. VS-25-0275-LRLJ, LLC:
VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)
38. WS-25-0276-LRLJ, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow attached sidewalk; 3) reduce back of curb radius; and 4) alternative turnaround.
DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)
39. TM-25-500066-LRLJ, LLC:
TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/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.