



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JUNE 2, 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 – 12 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 13 – 21 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 07/08/26 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 07/08/26 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 – 12):

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-26-400034 (UC-23-0891)-GARNER GEORGE W. & T 2000 LIV TR & MAGEL LAWRENCE W TRS:
AMENDED USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into air space (no longer needed); 2) eliminate cross access; and 3) allow access to a local street where access from a collector or arterial street is required.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) lighting plan on 2.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Eldorado Lane and west of Dean Martin Drive within Enterprise. MN/bb/kh (For possible action)
5. TM-26-500063-MADISON PEBBLE, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 2.24 acres in an IP (Industrial Park) Zone. Generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/mh/cv (For possible action)
6. TM-26-500065-BP FLAMINGO, LLC:
TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/tpd/cv (For possible action)
7. UC-26-0210-4185 WEST HARMON, LLC:
USE PERMIT to allow outdoor storage.
DESIGN REVIEW for outdoor storage in conjunction with an existing equipment rental and sales facility on 2.24 acres in an IL (Industrial Light) Zone. Generally located south of Harmon Avenue and west of Wynn Road within Paradise. MN/mh/kh (For possible action)
8. UC-26-0228-2306 PAMA LANE, LLC:
USE PERMIT to allow a place of worship in conjunction with an existing office complex on a 0.59 acre portion of a 3.12 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Pama Lane and west of Eastern Avenue within Paradise. JG/mh/kh (For possible action)

9. UC-26-0229-LEE & YU INVESTMENT, LLC:
USE PERMIT for household pets in conjunction with a proposed recreational or entertainment facility within an existing shopping center on 1.67 acres in a CG (Commercial General) Zone. Generally located east of Rainbow Boulevard and north of Spring Mountain Road within Spring Valley. JJ/jl/kh (For possible action)
10. VS-26-0237-REFRIGERATION SUPPLIES DISTRIBUTOR:
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Rogers Street and Arville Street, and portion of a right-of-way being Rogers Street located between Russell Road and Quail Avenue within Paradise (description on file). MN/bb/kh (For possible action)
11. DR-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:
DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh (For possible action)
12. CP-26-900316: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a heat mitigation plan and policies as required by Assembly Bill 96 (AB96) of the 2025 Legislative Session; and direct staff accordingly. (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 21):

These items will be considered separately. Items 17 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 07/08/26 at 9:00 a.m., unless otherwise announced.

13. UC-26-0142-GALLERIA CENTER, LLC:
HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)
14. UC-26-0232-R W BUFFALO, LLC:
USE PERMIT for proposed vehicle maintenance or repair in conjunction with an existing vehicle sales facility within an existing office/warehouse complex on 4.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Buffalo Drive within Spring Valley. MN/bb/kh (For possible action)
15. WS-26-0202-AMAYA, ALMA G:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory structures in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Talbot Street and south of Balboa Avenue within Winchester. TS/ji/kh (For possible action)
16. WS-26-0206-RHONICK PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh (For possible action)
17. PA-26-700018-DIAMOND QUAIL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action)

18. ZC-26-0214-DIAMOND QUAIL, LLC:
ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)
19. VS-26-0216-DIAMOND QUAIL, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action)
20. WS-26-0215-DIAMOND QUAIL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.
DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action)

ORDINANCE

21. ORD-26-900317: Review an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners (Board) and to bring regulations in alignment with the Nevada Revised Statutes for Legal Nonconforming Lots, Residential Multi-Family 18 (RM18) Standards, Cannabis, Special Event, Light Manufacturing, a correction to the Accessible Space and Access Design requirement and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (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.