



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JUNE 16, 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 – 15 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 9 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 07/22/26 at 9:00 a.m., unless otherwise announced.

ITEMS 16 – 49 are non-routine public hearing items for possible action.

These items will be considered separately. Items 20 through 48 will be forwarded to the Board of County Commissioners' meeting for final action on 07/22/26 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 07/22/26 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 – 15):

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 9 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 07/22/26 at 9:00 a.m., unless otherwise announced.

4. UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv (For possible action)
5. UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:
USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone. Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley. JJ/rp/cv (For possible action)
6. UC-26-0250-COUNTY OF CLARK(FYS):
USE PERMIT for a communication tower and all ancillary equipment.
DESIGN REVIEW for a communication tower and all ancillary equipment in conjunction with an existing school, youth custodial facility, and public utility structures on a 0.32 acre portion of 85.0 acres in a PF (Public Facilities) Zone within the Spring Mountain (SMO) Overlay. Generally located east of Deer Creek Road and north of Angel Peak Place within Mt. Charleston. AB/sd/cv (For possible action)
7. UC-26-0264-ALL STATE FREIGHT, INC.:
USE PERMIT for truck parking.
DESIGN REVIEW for a truck parking and outdoor storage facility on 2.78 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located north of Alto Avenue and west of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action)
8. VS-26-0242-MCNUTT REDWOOD, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Santa Margarita Street, and Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/tpd/cv (For possible action)
9. PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action)

10. ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
HOLDOVER ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action)
11. VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
HOLDOVER VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action)
12. WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.
DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action)
13. PA-26-700019-CHURCH SEARCHLIGHT COMMUNITY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood commercial (NC) on 4.8 acres. Generally located west of US Highway 95 and north of State Route 164 within Searchlight. MN/rk (For possible action)
14. ZC-26-0243-CHURCH SEARCHLIGHT COMMUNITY:
ZONE CHANGE to reclassify 4.8 acres from an RS80 (Residential Single-Family 80) Zone, an H-2 (General Highway Frontage) Zone, and a CG (Commercial General) Zone to a CG (Commercial General) Zone. Generally located west of US Highway 95 and north of State Route 164 within Searchlight (description on file). MN/rk (For possible action)
15. WS-26-0244-CHURCH SEARCHLIGHT COMMUNITY:
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening requirements.
DESIGN REVIEW for communication utility buildings and associated equipment on a 0.23 acre portion of 4.80 acres in a CG (Commercial General) Zone. Generally located east of US Highway 95 and north of State Route 164 within Searchlight. MN/rg/cv (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 49):

These items will be considered separately. Items 20 through 48 will be forwarded to the Board of County Commissioners' meeting for final action on 07/22/26 at 9:00 a.m., unless otherwise announced.

16. ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)

17. ET-26-400043 (WS-20-0028)-702 CAPITAL GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to allow proposed single-family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Stange Avenue and east of Grand Canyon Drive within Lone Mountain. AB/sd/ng (For possible action)
18. WS-26-0062-ULLOA, JUAN C & BERONICA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor. TS/rp/cv (For possible action)
19. WS-26-0249-MAHALO REVOCABLE LIVING TRUST ETAL & GATES JEFFREY BLAINE TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce setbacks for proposed and existing accessory buildings in conjunction with an existing single-family residence on 0.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessori Street and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)
20. PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action)
21. ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)
22. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate and reduce setbacks; 3) increase wall height; 4) increase retaining wall height; 5) reduce street width; and 6) modified uniform standard drawings.
DESIGN REVIEW for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
23. TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:
HOLDOVER TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action)
24. PA-26-700017-HORIZON WEST HOMES, LLC:
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.44 acres. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/rk (For possible action)
25. ZC-26-0208-HORIZON WEST HOMES, LLC:
ZONE CHANGE to reclassify 1.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise (description on file). JJ/rk (For possible action)

26. VS-26-0207-HORIZON WEST HOMES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street and Oleta Avenue and Serene Avenue within Enterprise (description on file). JJ/hw/cv (For possible action)
27. WS-26-0209-HORIZON WEST HOMES, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) eliminate required open space (no longer needed); 3) allow attached sidewalks; 4) reduce street intersection off-set; 5) reduce curb return radius; and 6) reduce driveway separations. DESIGN REVIEW for a single-family attached residential development on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)
28. TM-26-500053-HORIZON WEST HOMES, LLC:
TENTATIVE MAP consisting of 14 single-family residential lots and common lots on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)
29. PA-26-700020-HAPPY MINER LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action)
30. VS-25-0897-HAPPY MINER, LLC:
VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action)
31. UC-25-0896-HAPPY MINER, LLC:
USE PERMIT for office as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building height; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action)
32. PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action)
33. ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action)
34. WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce setback; 3) reduce street landscaping; 4) increase parking; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action)

35. PA-26-700022-CITY OF LAS VEGAS:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action)
36. ZC-26-0257-CITY OF LAS VEGAS:
ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)
37. VS-26-0258-CITY OF LAS VEGAS:
VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action)
38. DR-26-0259-CITY OF LAS VEGAS:
DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action)
39. PA-26-700023-NEVADA PALACE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 29.46 acres. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/gc (For possible action)
40. ZC-26-0265-NEVADA PALACE, LLC:
ZONE CHANGE to reclassify 29.46 acres from a CR (Commercial Resort) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney (description on file). JG/gc (For possible action)
41. VS-26-0270-NEVADA PALACE, LLC:
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)
42. PUD-26-0266-NEVADA PALACE, LLC:
PLANNED UNIT DEVELOPMENT for a 279 lot single-family detached residential development with modified development standards on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)
43. TM-26-500068-NEVADA PALACE, LLC:
TENTATIVE MAP consisting of 279 single-family residential lots and common lots on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)
44. PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/gc (For possible action)

45. ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:
ZONE CHANGE to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)
46. VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action)
47. WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce lot size; 3) increase retaining wall height; 4) eliminate parking area landscaping; 5) reduce street landscaping; and 6) allow modified driveway geometrics.
DESIGN REVIEW for a proposed single-family attached residential development on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)
48. TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:
TENTATIVE MAP consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

ORDINANCE

49. ORD-26-900423: Review an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to modify the Title 30 Fee Schedule, a revised plans procedure, amend language for court reporter, correct typographical errors within defined terms, 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.