



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 6, 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 – 22 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 15 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 06/04/25 at 9:00 a.m., unless otherwise announced.

ITEMS 23 – 32 are non-routine public hearing items for possible action.

These items will be considered separately. Items 24 through 26 and 28 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 06/04/25 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 06/04/25 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 – 22):

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 15 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 06/04/25 at 9:00 a.m., unless otherwise announced.

4. DR-25-0214-COUNTY OF CLARK (PK & COMM SERV):
DESIGN REVIEW for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action)
5. DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:
DESIGN REVIEW for a proposed restaurant with a drive-thru on a 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the south side of Spring Mountain Road, 590 feet west of Rainbow Boulevard within Spring Valley. JJ/mh/cv (For possible action)
6. DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:
DESIGN REVIEW for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone. Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JG/mh/cv (For possible action)
7. ET-25-400050 (WS-23-0518)-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for the principal building; and 2) eliminate setbacks for the principal and accessory buildings in conjunction with a single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/kh (For possible action)
8. UC-25-0017-B F H VEGAS I, LLC:
HOLDOVER USE PERMIT for a vehicle paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action)

9. UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:
USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action)
10. UC-25-0079-BOTACH PROPERT, LLC:
HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)
11. VS-25-0206-WH PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action)
12. VS-25-0209-MARTIN J & S FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Fisher Avenue and Hammer Lane (alignment), and between Eula Street and Golden Gossamer Street within Lone Mountain (description on file). AB/nai/cv (For possible action)
13. VS-25-0211-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/cv (For possible action)
14. WS-25-0186-MARYLAND G K LEGACY, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)
15. PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)
16. ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:
ZONE CHANGE to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)
17. PA-25-700017-9 OF A KIND, LLC:
PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action)
18. ZC-25-0220-9 OF A KIND, LLC:
ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action)

19. PA-25-700018-JAB HOLDING, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)
20. ZC-25-0221-JAB HOLDING, LLC:
ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)
21. VS-25-0222-JAB HOLDING, LLC:
VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)
22. WS-25-0223-JAB HOLDING, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

NON-ROUTINE ACTION ITEMS (23 – 32):

These items will be considered separately. Items 24 through 26 and 28 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 06/04/25 at 9:00 a.m., unless otherwise announced.

23. UC-25-0118-SCHMID & COOK, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.
DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor.
MK/dd/kh (For possible action)
24. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action)
25. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)
26. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

27. WS-25-0192-3591 BOULDER HIGHWAY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone.
Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)
28. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)
29. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
ZONE CHANGES for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)
30. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action)
31. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow new attached sidewalks; and 5) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)
32. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/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.