CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 20, 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 – 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 12 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 11/18/26 at 9:00 a.m., unless otherwise announced.

ITEMS 15 – 23 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 11/18/26 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 – 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 12 through 14 will be forwarded to the Board of County Commissioners' meeting for final action on 11/18/26 at 9:00 a.m., unless otherwise announced.

4. UC-26-0514-THOMSEN ROBERT & GAYLE TRUST & THOMSEN ROBERT L & GAYLE M TRS:
USE PERMIT for a daycare on 0.60 acres in an RS20 (Residential Single-Family 20) Zone. Generally located southeast of Hedgehaven Court and north of Quail Avenue within Paradise. JG/hw/cv (For possible action)

5. UC-26-0548-ROUHIYE ZAYNALI, LLC:
USE PERMITS for the following: 1) vehicle maintenance and repair; 2) vehicle body shop 3) outdoor storage; and 4) vehicle sales on 1.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/tpd/cv (For possible action)

6. UC-26-0555-TRIADE HOLDINGS, LLC:
USE PERMIT to allow a vehicle wash on 0.29 acres in a CG (Commercial General) Zone and a CR (Commercial Resort) Zone within the Maryland Parkway (MPO) and Airport Environs (AE-60) Overlays. Generally located east of Cambridge Street and south of Dumont Boulevard within Paradise. TS/rp/cv (For possible action)

7. UC-26-0563-LBI HOLDINGS, LLC:
USE PERMITS for the following: 1) restaurant and related facilities; 2) outdoor dining, drinking, and cooking; and 3) recreational or entertainment facility.
DESIGN REVIEW for a restaurant and related facilities, outdoor dining, drinking and cooking, and a recreational or entertainment facility on 0.47 acres in an IL (Industrial Light) Zone within the (ABO) Adult Business Overlay. Generally located south of Business Lane and east of Aldebaran Avenue within Paradise. MN/rr/cv (For possible action)

8. UC-26-0568-HOLIDAY TRAVEL PARK, LLC:
USE PERMIT for vehicle maintenance and repair on a portion of 9.31 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/dd/cv (For possible action)

9. UC-26-0577-STEWART, VINCENT T. SR. & DEETRA L.:
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Torrey Pines Drive and south of Jo Marcy Drive within Lone Mountain. MK/jl/cv (For possible action)

10. VS-26-0546-SVIC LAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Rainbow Boulevard (alignment), and State Route 161 and Jones Boulevard (alignment) within South County (description on file). JJ/rp/cv (For possible action)

11. WS-26-0576-HERNANDEZ, SEBASTIAN MAYO:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single-family residence on 0.92 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Judson Avenue and west of Linn Lane within Sunrise Manor. MK/sd/cv (For possible action)

12. PA-26-700040-KBRM02, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 3.72 acres. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/gc (For possible action)

13. ZC-26-0565-KBRM02, LLC:
ZONE CHANGE to reclassify 3.72 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor (description on file). MK/gc (For possible action)

14. UC-26-0566- KBRM02, LLC:
USE PERMIT for truck parking and staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) modified residential adjacency standards.
DESIGN REVIEWS for the following: 1) truck parking and staging; and 2) outdoor storage on 3.72 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/rr/cv (For possible action)

NON-ROUTINE ACTION ITEMS (15 – 23):

These items will be considered separately.

15. UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:
HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action)

16. UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:
HOLDOVER USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action)

17. WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; 3) increase wall height; 4) increase hardscape; and 5) reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action)

18. WS-26-0564-LUTZ, ROBERT LEE & CONNIE JO:
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setbacks for an existing accessory structure (carport) in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/tpd/cv (For possible action)

19. WS-26-0580-RICOLI REVOCABLE TRUST & SARMIENTO RICKY B & OLIVIA T TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for an existing attached patio cover in conjunction with an existing single-family residence on 2.12 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located south of Cougar Avenue and east of Sir Weinman Street within Red Rock. JJ/tpd/cv (For possible action)

20. WS-26-0581-MAD ROSS FAMILY TRUST & ROSS DAVID ALLEN & ANGELA K TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a detached garage in conjunction with an existing single-family residence on 0.54 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Hickam Avenue and west of Butler Street within Lone Mountain. AB/jud/cv (For possible action)

21. WS-26-0584-TAFOYA, JOHN C.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) eliminate and reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Patterson Avenue and west of Carillo Street within Sunrise Manor. TS/rp/cv (For possible action)

TEXT AMENDMENT

22. TA-26-0567:
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. md (For possible action)

ORDINANCE

23. ORD-26-900717: Review an ordinance to amend Title 30 regulations for the Red Rock Overlay 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.