CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 3, 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 – 16 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 7 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 12/02/26 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 36 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17 through 25 and 32 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 12/02/26 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 12/02/26 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 – 16):

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 7 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 12/02/26 at 9:00 a.m., unless otherwise announced.

4. ET-26-400091 (WS-24-0285)-DEPRIETO ELIZABETH N ESTRADA:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Edna Avenue and east of Lindell Road within Spring Valley. JJ/tpd/kh (For possible action)

5. TM-26-500139-1785 OFFICE CENTER, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 5.04 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Bruce Street within Winchester. TS/bb/kh (For possible action)

6. VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street; and a portion of a right-of way being Escondido Street located between Serene Avenue and Frangrant Spruce Avenue (previously not notified) within Paradise (description on file). MN/jl/kh (For possible action)

7. PA-26-700041-BLUE GOMER, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

8. ZC-26-0599-BLUE GOMER, LLC:
ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

9. VS-26-0600-BLUE GOMER, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue and Hualapai Way, and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

10. WS-26-0601-BLUE GOMER, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

11. TM-26-500132-BLUE GOMER, LLC:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

12. PA-26-700042-BLUE HUAL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

13. ZC-26-0605-BLUE HUAL, LLC:
ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

14. VS-26-0606-BLUE HUAL, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue, and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

15. WS-26-0607-BLUE HUAL, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

16. TM-26-500134-BLUE HUAL, LLC:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 36):

These items will be considered separately. Items 17 through 25 and 32 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 12/02/26 at 9:00 a.m., unless otherwise announced.

17. PA-26-700044-R & S C RENTALS, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) on 5.29 acres. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/gc (For possible action)

18. ZC-26-0612-R & S C RENTALS, INC.:
ZONE CHANGE to reclassify 5.29 acres from an RS80 (Residential Single-Family 80) Zone to an RS10 (Residential Single-Family 10) Zone within the Red Rock (RRO) Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock (description on file). JJ/gc (For possible action)

19. VS-26-0614-R & S C RENTALS, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue (alignment) and Gomer Road (alignment), and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/bb/kh (For possible action)

20. WS-26-0613-R & S C RENTALS, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential subdivision on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

21. TM-26-500135-R & S C RENTALS, INC.:
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

22. PA-26-700043-ROSHI 27, LLC & LEXILAND, LLC:
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on a 1.98 acre portion of 8.31 acres. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise. JJ/rk (For possible action)

23. ZC-26-0609-ROSHI 27, LLC & LEXILAND, LLC:
ZONE CHANGE to reclassify a 1.98 acre portion of 8.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

24. VS-26-0610-ROSHI 27, LLC & LEXILAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street and between Cactus Avenue and Frias Avenue; a portion of a right-of-way being Hinson Street located between Cactus Avenue and Frias Avenue; a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Hinson Street; and a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Frias Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

25. UC-26-0611-ROSHI 27, LLC & LEXILAND, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed vehicle wash on a 1.25 acre portion of a 8.31 total acre site in a CG (Commercial General) Zone. Generally located north of Cactus Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/kh (For possible action)

26. UC-26-0333-L R L J PROPERTIES, LLC:
HOLDOVER USE PERMIT for a refuse transfer station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh (For possible action)

27. VS-26-0592-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/jm/kh (For possible action)

28. WS-26-0593-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) increase wall height; and 4) reduce setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and east of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)

29. TM-26-500131-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and the east side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)

30. WS-26-0534-ARTEAGA ORLANDO GONZALEZ:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action)

31. WS-26-0603-MORONES FAMILY TRUST ETAL & MORONES EFREN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) increase hardscape area 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 La Vante Avenue and west of Burnham Avenue within Winchester. TS/mh/kh (For possible action)

32. PA-26-700034-B R CUBED, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)

33. ZC-26-0450-B R CUBED, LLC:
HOLDOVER ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)

34. WS-26-0451-B R CUBED, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

35. TM-26-500106-B R CUBED, LLC:
HOLDOVER TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

TEXT AMENDMENT

36. TA-26-0591:
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (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.