CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 7, 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 – 8 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 – 33 are non-routine public hearing items for possible action.

These items will be considered separately. Item 9 and Items 18 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 11/05/25 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 11/05/25 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 – 8):

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. DR-25-0579-SUMMERLIN COUNCIL:
DESIGN REVIEW for a proposed office building on a portion of 20.35 acres in a P-F (Public Facility) Zone within a P-C (Planned Community) Overlay District in Village 13 in the Summerlin South Master Planned Community. Generally located north of Marketwalk Place and east of Town Center Drive within Summerlin South. JJ/mh/kh (For possible action)

5. WC-25-400106 (UC-24-0441)-GIPSY LLC:
WAIVER OF CONDITIONS of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action)

6. UC-25-0578-AJB DOUBLE D, LLC:
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.
DESIGN REVIEW for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone. Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)

7. UC-25-0581-USA:
USE PERMIT for public utility structures (overhead transmission lines) and all ancillary equipment.
WAIVER OF DEVELOPMENT STANDARDS to increase structure height.
DESIGN REVIEWS for the following: 1) proposed public utility structures (overhead transmission lines) and all ancillary equipment; and 2) on-site temporary construction activities (laydown yards) on a 265.55 acre portion of a 6,321.43 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located south of SR 160 and northwest of Tecopa Springs Road within the Northwest County Planning Area. JJ/md/kh (For possible action)

8. VS-25-0580-PALM PROPERTIES, LLC:
VACATE AND ABANDON easements of interest located between Pebble Road and Ford Avenue, and Gilespie Street and La Cienega Street; a portion of right-of-way being Gilespie Street located between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Gilespie Street and La Cienega Street within Enterprise (description on file). MN/nai/kh (For possible action)

NON-ROUTINE ACTION ITEMS (9 – 33):

These items will be considered separately. Item 9 and Items 18 through 32 will be forwarded to the Board of County Commissioners' meeting for final action on 11/05/25 at 9:00 a.m., unless otherwise announced.

9. MPC-25-0332-MOAPA NORTH VILLAGE, LLC:
HOLDOVER CONCEPT SPECIFIC PLAN for a mixed-use master planned community on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

10. UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:
HOLDOVER USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action)

11. UC-25-0520-ELVI ASSOCIATES, LLC:
HOLDOVER USE PERMIT for a school.
DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh (For possible action)

12. VS-25-0595-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action)

13. UC-25-0594-AAA LAND INVESTMENT, LLC:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action)

14. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

15. WS-25-0557-TAXPAYER & TAXPAYER:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height 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 south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

16. WS-25-0577-PREUS, JAMES PATRICK:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce separation; and 3) increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Montessouri Street within Spring Valley. JJ/lm/kh (For possible action)

17. WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)

18. PA-25-700032-BLUE RAIN PARTNERS, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

19. ZC-25-0527-BLUE RAIN PARTNERS, LLC:
HOLDOVER ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)

20. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

21. WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

22. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK
HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

23. PA-25-700036-USA:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action)

24. ZC-25-0571-USA:
HOLDOVER ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

25. WS-25-0573-USA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

26. PUD-25-0572-USA:
HOLDOVER PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

27. TM-25-500142-USA:
HOLDOVER TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

28. PA-25-700038-CHURCH BAPTIST FIRST KOREAN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action)

29. ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:
ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

30. VS-25-0591-CHURCH BAPTIST FIRST KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

31. WS-25-0592-CHURCH BAPTIST FIRST KOREAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

32. TM-25-500150-CHURCH BAPTIST FIRST KOREAN:
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

ORDINANCE

33. ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, 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.