



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JULY 7, 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 – 11 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 – 47 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 19 through 23 and 28 through 47 will be forwarded to the Board of County Commissioners' meeting for final action on 08/05/26 at 9:00 a.m., unless otherwise announced. Items 24 through 27 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 08/05/26 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](mailto: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 – 11):**

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-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:  
DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: 1) public facility (recreation center); 2) additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park, and playgrounds; 3) accessory structures; and 4) signage on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action)
5. ET-26-400050 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics. DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Boulder Highway and English Avenue within Whitney. JG/al/kh (For possible action)
6. UC-26-0299-LAMB INDUSTRIAL CONDOS, LLC:  
USE PERMITS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment.  
DESIGN REVIEWS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment on a 1.0 acre portion of a 15.5 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/lm/kh (For possible action)
7. UC-26-0301-COUNTY OF CLARK(AVIATION) & MAJESTIC E J M ARROYO V, LLC LEASE:  
USE PERMIT for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley. MN/rr/kh (For possible action)
8. VS-26-0276-MONTANA COMDOMINIUMS:  
VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)

9. VS-26-0280-SUNSET & SPENCER, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Spencer Street located between Sunset Road and Helm Drive within Paradise (description on file). JG/rr/cv (For possible action)
10. DR-26-0281-SUNSET & SPENCER, LLC:  
DESIGN REVIEW for a proposed gas station and convenience store on 2.23 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and east of Spencer Street within Paradise. JG/rr/kh (For possible action)
11. WS-26-0277-KB HOME LAS VEGAS, INC.:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action)

**NON-ROUTINE ACTION ITEMS (12 – 47):**

These items will be considered separately. Items 19 through 23 and 28 through 47 will be forwarded to the Board of County Commissioners' meeting for final action on 08/05/26 at 9:00 a.m., unless otherwise announced. Items 24 through 27 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.

12. UC-26-0142-GALLERIA CENTER, LLC:  
HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)
13. VS-26-0278-EAGLE NEST HENDERSON, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard, and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action)
14. WS-26-0279-EAGLE NEST HENDERSON, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) increase fill.  
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located west of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/rr/kh (For possible action)
15. TM-26-500075-EAGLE NEST HENDERSON, LLC:  
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Maule Avenue and the west of Valley View Boulevard within Enterprise. MN/rr/kh (For possible action)
16. 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)

17. WS-26-0206-RHONICK PROPERTIES, LLC:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh (For possible action)
18. WS-26-0304-FLORES-SOLIS ANTONIO & DEFLORES ROCIO DEL CARMEN ELENA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase retaining wall height in conjunction with a proposed single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Linden Avenue and east of Los Feliz Street within Sunrise Manor. TS/jl/kh (For possible action)
19. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
AMENDED HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.10 acres (previously notified as 5.0 acres). Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rk (For possible action)
20. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 5.10 acres (previously notified as 5.0 acres) from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise (description on file). JJ/rk (For possible action)
21. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)
22. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (previously notified as front setbacks); 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set (no longer needed).  
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)
23. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:  
AMENDED HOLDOVER TENTATIVE MAP consisting of 18 (previously 20) single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)
24. 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)
25. 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)

26. 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)
27. 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)
28. PA-26-700017-HORIZON WEST HOMES, LLC:  
HOLDOVER 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)
29. ZC-26-0208-HORIZON WEST HOMES, LLC:  
HOLDOVER 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)
30. VS-26-0207-HORIZON WEST HOMES, LLC:  
HOLDOVER 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)
31. WS-26-0209-HORIZON WEST HOMES, LLC:  
HOLDOVER 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)
32. TM-26-500053-HORIZON WEST HOMES, LLC:  
HOLDOVER 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)
33. PA-26-700020-HAPPY MINER LLC:  
HOLDOVER 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)
34. VS-25-0897-HAPPY MINER, LLC:  
HOLDOVER 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)

35. UC-25-0896-HAPPY MINER, LLC:  
HOLDOVER 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)
36. PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:  
HOLDOVER 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)
37. ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:  
HOLDOVER 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)
38. WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:  
HOLDOVER 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)
39. PA-26-700022-CITY OF LAS VEGAS:  
HOLDOVER 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)
40. ZC-26-0257-CITY OF LAS VEGAS:  
HOLDOVER 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)
41. VS-26-0258-CITY OF LAS VEGAS:  
HOLDOVER 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)
42. DR-26-0259-CITY OF LAS VEGAS:  
HOLDOVER 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)
43. PA-26-700023-NEVADA PALACE, LLC:  
HOLDOVER 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)

44. ZC-26-0265-NEVADA PALACE, LLC:  
HOLDOVER 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)
45. VS-26-0270-NEVADA PALACE, LLC:  
HOLDOVER 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)
46. PUD-26-0266-NEVADA PALACE, LLC:  
HOLDOVER 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)
47. TM-26-500068-NEVADA PALACE, LLC:  
HOLDOVER 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)

#### **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.