



**ANNOTATED ZONING AND SUBDIVISION AGENDA  
AND RELATED ITEMS  
BOARD OF COUNTY COMMISSIONERS  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
9:00 AM, WEDNESDAY, APRIL 8, 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 – 26 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 and be heard separately when directed by the Board of County Commissioners.

**ITEMS 27 – 64 are non-routine public hearing items for possible action.**

These items will be considered separately.

If you wish to speak to the Board of County Commissioners 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 Board of County Commissioners 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**

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 – 26):**

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 and be heard separately when directed by the Board of County Commissioners.

4. DR-25-0849-LHMH, LLC:  
HOLDOVER DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)
5. ET-26-400009 (WS-23-0829)-4725 HOLDINGS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative building color palette within a Hillside Development.  
DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multi-family residential development on 3.83 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Russell Road and west of Nellis Boulevard (alignment) within Paradise. JG/rr/kh (For possible action)
6. ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and 2) allow modified driveway design.  
DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action)
7. ET-26-400011 (WS-23-0464)-MATTHEW1720, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce driveway throat depth.  
DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor. TS/jud/kh (For possible action)
8. WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:  
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) full off-site improvements; and 2) developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)

9. ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:  
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action)
10. VS-26-0104-I I5 MOUNTAIN, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action)
11. UC-26-0105-I I5 MOUNTAIN, LLC:  
USE PERMIT for public utility structures (utility poles, public utility buildings and structures, including an electric substation, and aboveground utility lines located outside the existing aboveground utility corridor).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate and reduce street landscaping; 3) eliminate parking area landscaping; 4) reduce buffering and screening; 5) increase retaining wall height; 6) reduce gate setback; 7) increase the parking aisle length; 8) allow modified driveway standards; and 9) waive full off-site improvements.  
DESIGN REVIEW for public utility structures, including a data center with electric substation and other ancillary structures, rerouted aboveground utility lines, and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)
12. TM-26-500027-I I5 MOUNTAIN, LLC:  
TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)
13. WS-26-0113-TROPICANA LAND, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.  
DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)
14. ZC-25-0171-SEABASS REALTY, LLC:  
HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Maule Avenue and east of Spencer Street within Paradise (description on file). JG/mc (For possible action)
15. VS-25-0173-PRUDENTIAL, LLC:  
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

16. DR-25-0172-PRUDENTIAL, LLC:  
HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)
17. ZC-26-0069-FELIX, LOGAN & KARI:  
ZONE CHANGE to reclassify 1.77 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located north of Riverside Road and west of Sarah Shannon Drive within Bunkerville (description on file). MK/gc (For possible action)
18. ZC-26-0098-185 BCC, LLC:  
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Giles pie Street within Enterprise (description on file). MN/rk (For possible action)
19. VS-26-0100-185 BCC, LLC:  
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Giles pie Street within Enterprise (description on file). MN/bb/kh (For possible action)
20. UC-26-0099-185 BCC, LLC:  
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) vehicle maintenance and repair.  
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.  
DESIGN REVIEW for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Giles pie Street within Enterprise. MN/bb/kh (For possible action)
21. ORD-25-900718: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MAVERIK, Inc. for a gasoline station and convenience store on 1.64 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/jl (For possible action)
22. ORD-25-900995: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Riverview LVB Development, LLC for a shopping center on a 7.5 acre portion of a 15.4 acre site, generally located west of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/jl (For possible action)
23. ORD-25-901050: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/jl (For possible action)
24. ORD-25-901091: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MADISON PEBBLE LLC for an office/warehouse development on 2.50 acres, generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/dd (For possible action)
25. ORD-26-900003: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Landberg Land Investors LLC and PN II, Inc. for a single-family detached residential development on 12.51 acres, generally located west of Rainbow Boulevard and north of Landberg Avenue within Enterprise. JJ/tpd (For possible action)

26. ORD-26-900125: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 6, 2021 and January 7, 2026. (For possible action)

**NON-ROUTINE ACTION ITEMS (27 – 64):**

These items will be considered separately.

27. ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.  
DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)
28. UC-26-0011-DIAB DIAB & CAMERON:  
USE PERMIT to allow a daycare facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action)
29. UC-25-0033-TOMPKINS PLAZA, LLC:  
HOLDOVER USE PERMIT for a vehicle wash.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.  
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)
30. UC-26-0063-TAJALLI, HAMID R.:  
HOLDOVER USE PERMIT for outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

31. UC-26-0075-USA:  
USE PERMITS for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate buffering and screening; and 3) modify residential adjacency standards.  
DESIGN REVIEWS for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment on a 5,131.70 acre portion of a 9,661.40 acre site in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located south of US Hwy 95 and west of Sky Road (alignment) within Northwest County. AB/md/kh (For possible action)
32. VS-26-0102-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON a portion of right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action)
33. WS-26-0101-COUNTY OF CLARK (AVIATION):  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive Neighborhood Protection (RNP) Overlay standards; and 3) waive full off-site improvements.  
DESIGN REVIEW for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)
34. TM-26-500026-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)
35. VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action)
36. WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) increase retaining wall height; 4) increase maximum parking; and 5) reduce throat depth.  
DESIGN REVIEW for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action)

37. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS: HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)
38. WS-26-0048-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and east of US 95 within Searchlight. MN/mh/kh (For possible action)
39. WS-26-0080-CHURCH BAPTIST FIRST KOREAN: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) eliminate and reduce street landscaping; and 4) allow an attached sidewalk.  
DESIGN REVIEW for a proposed single-family residential development 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)
40. TM-26-500021-CHURCH BAPTIST FIRST KOREAN: TENTATIVE MAP consisting of 25 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)
41. WS-26-0094-NGUYEN DUNG T & METZ DAVID: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action)
42. WS-26-0095-MCCAFFERTY DAVID A & KELLY L: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce separation; 2) reduce setbacks; 3) increase wall height; 4) eliminate driveway separation; 5) increase residential drive-way width; and 6) waive off-site improvements in conjunction with an existing single-family residence and a proposed minor subdivision on 0.31 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located west of Mormon Peak Street and north of Bryner Avenue within Moapa Valley. MK/nai/kh (For possible action)
43. PA-25-700052-BANYAI, PETER: HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

44. ZC-25-0836-BANYAI, PETER:  
HOLDOVER ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)
- PC Action - Approved
45. VS-25-0837-BANYAI, PETER:  
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)
- PC Action - Approved
46. WS-25-0838-BANYAI, PETER:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.  
DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)
- PC Action - Approved
47. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:  
HOLDOVER ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)
48. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:  
HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.  
DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)
49. ZC-26-0084-ORVPP TRUST & KUMAR RASMI TRS:  
ZONE CHANGE to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
50. VS-26-0090-ORVPP TRUST & KUMAR RASMI TRS:  
VACATE AND ABANDON a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane; a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane; and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor (description on file). TS/bb/kh (For possible action)

51. WS-26-0085-ORVPP TRUST & KUMAR RASMI TRS:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; 2) reduce street intersection offset; and 3) allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)
52. PUD-26-0089-ORVPP TRUST & KUMAR RASMI TRS:  
 PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)
53. TM-26-500024-ORVPP TRUST & KUMAR RASMI TRS:  
 TENTATIVE MAP consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)
54. ZC-26-0091-SONODA, JAMES DAVID:  
 ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action)
55. VS-26-0092-SONODA, JAMES DAVID:  
 VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley (description on file). MN/rr/kh (For possible action)
56. WS-26-0093-SONODA, JAMES DAVID:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the front setback; 2) reduce parking area landscaping; and 3) increase retaining wall height.  
 DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action)

**APPEAL**

57. AC-26-900085 HOLDOVER: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 5614 Stingaree Circle within Sunrise Manor; and direct staff accordingly. TS/ja (For possible action)

ZA Action - Denied

**AGENDA ITEMS**

58. AG-26-900211: Discuss potential amendments to Title 30 and direct staff accordingly. (For possible action)
59. AG-26-900212: Discuss Neighborhood Protection Overlay-Rural Neighborhood Preservation (NPO-RNP) standards and development regulations, and direct staff accordingly. (For possible action)

**ORDINANCES – INTRODUCTION**

60. ORD-25-900565: Introduce an ordinance to consider adoption of a Development Agreement with BELTWAY BUSINESS PARK RETAIL No 1 LLC for a gasoline station and convenience store on 1.78 acres, generally located east of Jones Boulevard and south of Badura Avenue within Enterprise. MN/ji (For possible action)
61. ORD-26-900007: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a residential development on 12.68 acres, generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/jl (For possible action)
62. ORD-26-900054: Introduce an ordinance to consider adoption of a Development Agreement with KENDALL MITCHELL & IRMA for a single-family residential development on 0.93 acres, generally located north of Raven Avenue and west of Edmond Street within Enterprise. JJ/dd (For possible action)
63. ORD-26-900112: Introduce an ordinance to consider adoption of a Development Agreement with WEST HENDERSON HOSPITAL MEDICAL CENTER LLC for an emergency care facility on 2.03 acres, generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/dd (For possible action)
64. ORD-26-900185: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 21, 2026. (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.