

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, APRIL 8, 2026**

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**LEGAL NOTICE:** Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

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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)

**Board of County Commissioners' Zoning Meeting minutes for 03/04/26.**

**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)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Building M to be a maximum of 6,372 square feet;**
- **Minimum of 21 parking spaces to be provided for the pad site;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**Fire Prevention Bureau**

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0337-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until February 7, 2028 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until March 22, 2028 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.**
- **Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Public Works - Development Review**

- **Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division.**

**Fire Prevention Bureau**

- **Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

**Southern Nevada Health District (SNHD) - Engineering**

- **Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- **Applicant is advised fire access drive aisle must be 24 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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/rt/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Expunge VS-23-0572;**
- **Satisfy utility companies' requirements.**
- **Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;**

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Building Department - Addressing**

- If Richmar Avenue is vacated and existing single family residence is not demolished than an address change shall be required at final map recordation.

#### **Fire Prevention Bureau**

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

#### 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)

#### **APPROVED.**

#### **CONDITIONS OF APPROVAL -**

##### **Comprehensive Planning**

- Expunge the waivers of development standards and design review portions of ZC-23-0571;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;

- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- Expunge TM-23-500121.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with

- future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

**Fire Prevention Bureau**

- Applicant is advised fire access drive aisle must be 24'; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

**HELD - 04/22/26 - per the applicant.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

- **1 year to review as a public hearing;**
- **No on-street parking on Maule Avenue for any employees and/or coaches/buses;**
- **All coaches/buses exiting the property to travel west on Maule Avenue to Spencer Street;**
- **Minimum 10 foot high decorative block wall along Maule Avenue with solid gates per plans;**
- **Gates to remain closed when business is closed.**
- **In no case shall gates be open beyond daytime hours;**
- **Training for new drivers shall ensure compliance with conditions of approval and to include, but not limited to, no parking on the street, no beeping of horn, and adhering to the established noise and idling parameters per Air Quality regulations;**
- **Landscaping, block wall and gates along Maule Avenue to be completed during first phase of construction;**
- **Full compliance with Air Quality provisions regarding the amount of time the motor coaches are idling;**
- **Vehicles shall not be kept in reverse for any extended length of time due to the beeping of the reverse alarm;**
- **Coaches/buses that enter after hours of operation of the business shall park in designated**

- after hours operations parking spaces per plans;
- **Maximum of 52 buses on site;**
- **8 coach/bus parking spaces dedicated to after hours;**
- **Conditions may only be waived through a public hearing, including through the 1 year review hearing;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Limit driveway ingress/egress as follows: eastern driveway to be for ingress/entrance only and western driveway to be egress/exit only.**

**Southern Nevada Health District (SNHD) - Engineering**

- **Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.**

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 Gilespie Street within Enterprise (description on file). MN/rk (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

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 Gilespe Street within Enterprise (description on file). MN/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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 Gilespie Street within Enterprise. MN/bb/kh (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Outdoor events, including but not limited to animal adoptions, goat yoga, and adoption visitors are limited to the hours of 6:00 a.m. to 10:00 p.m.;**
- **Limited to 10 outdoor events per month, which shall be tracked by the property owner or their designee;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised that compliance with the above conditions is mandatory and violations may result in the revocation of the use permit; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Fire Prevention Bureau**

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.**

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)

**ADOPTED.**

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)

**ADOPTED.**

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)

**ADOPTED.**

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)

**ADOPTED.**

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)

**ADOPTED.**

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)

**ADOPTED.**

**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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until January 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;**
- **Project to comply with Title 30 parking requirements.**
- **Applicants are advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; staff may not support an additional extension of time and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the**

**County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

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)

**HELD - 05/06/26 - per the applicant.**

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)

**HELD - 05/20/26 - per the applicant.**

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)

**HELD - 04/22/26 - per the Board of County Commissioners.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- **Drainage study and compliance;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **10-foot front setback allowed on 50% of the lots;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;**
- **Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**

- Applicant shall coordinate a contribution with Public Works - Development Review for the improvements on Warm Springs Road and Valley View Boulevard.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

#### APPROVED.

#### CONDITIONS OF APPROVAL -

#### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property

included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;**
- **Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Applicant shall coordinate a contribution with Public Works - Development Review for the improvements on Warm Springs Road and Valley View Boulevard.**

#### **Building Department - Addressing**

- **Approved street name list from Combined Fire Communications Center shall be provided;**
- **All streets shall have approved street name and suffixes;**
- **The street suffixes shall be spelt out;**
- **The street shown as A Street is an extension of Dionne Street and shall assume the same name.**

#### **Department of Aviation**

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

#### **Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 20 foot drive aisles are not code compliant.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Expunge the design review associated with ZC-0563-07;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Fire Prevention Bureau**

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;**
- **20 foot drive aisles are not code compliant.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0432-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**HELD - 04/22/26 - per the applicant.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant to construct a 5-foot asphalt path along Hobson Street;**
- **Applicant to reconstruct the asphalt apron to a commercial driveway on Hobson Street.**

- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Expunge WS-25-0592;**
- **No 3 story homes;**
- **No parking permitted on Eldora Avenue;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Expunge TM-25-500150.**
- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an**

application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- All street suffixes shall be spelled out.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Waiver of development standards #1a limited to a maximum of a 6 foot high wall;
- Decorative fence on the front property line shall be limited to a maximum of 3 foot high solid wall and 5 foot high decorative metal fence on top.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage culverts within the public right-of-way to be maintained by the property owner.

- Applicant is advised that signs, structures, and landscaping shall not encroach into the sight-visibility zones.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**WAIVER OF DEVELOPMENT STANDARDS #1B IS WITHDRAWN.**

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 driveway 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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- After lots are combined, applicant to relocate structures in compliance with Title 30.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant to provide an ALTA survey and submit it to Public Works - Development Review;
- If ALTA survey shows private improvements within the right-of-way, applicant must remove.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

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)

**HELD - 05/06/26 - per the applicant.**

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)

**HELD - 05/06/26 - per the applicant.**

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)

**HELD - 05/06/26 - per the applicant.**

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)

**HELD - 05/06/26 - per the applicant.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Outside storage limited to vehicle display only;**
- **No dismantling of vehicles or outdoor storage of vehicle parts;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a**

substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**Fire Prevention Bureau**

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

**WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **CC&Rs to restrict the use of garages for storage only by requiring residents to park in garages when possible;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- All street suffixes shall be spelled out;
- The extension of the street Birdstone shall have a suffix that is not Street or Court. The existing cul-de-sac shall still be shown as Birdstone Court.

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; a CCWRD approved POC must be included when submitting civil improvement plans.**

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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)

**APPROVED - Appeal of Request for Reasonable Zoning Accommodation granted subject to a maximum of 10 chickens, and chickens may not be replaced to beyond 5 chickens.**

## AGENDA ITEMS

58. AG-26-900211: Discuss potential amendments to Title 30 and direct staff accordingly. (For possible action)

**STAFF DIRECTED.**

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

**STAFF DIRECTED.**

## 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)

**INTRODUCED - public hearing 04/22/26.**

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)

**INTRODUCED - public hearing 04/22/26.**

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)

**INTRODUCED - public hearing 04/22/26.**

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)

**INTRODUCED - public hearing 04/22/26.**

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)

**INTRODUCED - public hearing 04/22/26.**

## **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.