



**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, MARCH 4, 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 – 23 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 24 – 55 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 – 23):**

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. SDR-26-0010-SG VEGAS OWNER, LLC:  
SIGN DESIGN REVIEW to increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rr/kh (For possible action)
6. ET-26-400001 (ZC-23-0745)-LV ERIE, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; and 4) vehicle wash.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) off-site improvements; 3) non-standard improvements in the right-of-way; 4) eliminate sidewalk and alternative landscaping; 5) allow modified driveway design standards; and 6) allow modified street standards.  
DESIGN REVIEWS for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; 4) vehicle wash; and 5) finished grade on 3.53 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action)
7. ET-26-400003 (UC-23-0815)-USA:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) overhead power transmission lines; 2) electric substation; 3) public utility structures with all accessory structures; 4) increase the height of utility structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.  
DESIGN REVIEWS for the following: 1) overhead power transmission lines; 2) electric substation; and 3) public utility structures with all accessory/ancillary structures and uses on 351.9 acres 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 Indian Springs. AB/md/kh (For possible action)

8. WC-25-400143 (VS-25-0055)-305 CCD, LLC:  
WAIVER OF CONDITIONS of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action)
9. WC-25-400142 (UC-25-0053)-305 CCD, LLC:  
WAIVERS OF CONDITIONS of a use permit requiring the following: 1) 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; 2) prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; and 3) bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)
10. WS-25-0901-305 CCD, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)
11. PA-25-700054-ISABELLE INVESTMENTS, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

PC Action - Adopted

12. ZC-25-0855-ISABELLE INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)

PC Action - Approved

13. VS-25-0856-ISABELLE INVESTMENTS, LLC:  
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

PC Action - Approved

14. WS-25-0857-ISABELLE INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics.  
DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)  

PC Action - Approved
15. PA-25-700055-COUNTY OF CLARK (AVIATION):  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action)  

PC Action - Adopted
16. ZC-25-0861-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)  

PC Action - Approved
17. VS-25-0862-COUNTY OF CLARK(AVIATION):  
VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)  

PC Action - Approved
18. DR-25-0863-COUNTY OF CLARK(AVIATION):  
DESIGN REVIEW for a proposed single-family residential development on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)  

PC Action - Approved
19. TM-25-500208-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)  

PC Action - Approved
20. ZC-25-0900-FLORES IGNACIO GARCIA:  
ZONE CHANGE to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file). MK/rk (For possible action)
21. ORD-25-900725: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TPG/CORE ACQUISITIONS, LLC for a multi-family residential development on 10.5 acres, generally located east of Durango Drive and north of Badura Avenue within Spring Valley. MN/ji (For possible action)

22. ORD-25-900814: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with FOREST HILL FAMILY TRUST AND SADRI FRED TRS for a vocational training facility and outdoor storage on 2.5 acres, generally located south of Serene Avenue and west of Redwood Street within Enterprise. JJ/ji (For possible action)
23. ORD-26-900053: 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 December 3, 2025. (For possible action)

**NON-ROUTINE ACTION ITEMS (24 – 55):**

These items will be considered separately.

24. ET-26-400002 (NZN-0914-17)-LOFTS PHASES 2 & 3, LLC:  
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.  
USE PERMIT for a proposed residential condominium development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.  
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise. MN/rp/kh (For possible action)
25. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:  
HOLDOVER AMENDED USE PERMITS for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.  
DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)
26. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:  
USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.  
DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action)
27. VS-26-0007-HEARTS ALIVE HOOVES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)

28. UC-26-0008-HEARTS ALIVE HOOVES, LLC:  
USE PERMITS for the following: 1) housing for agricultural employees; and 2) stable.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements.  
DESIGN REVIEWS for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon. AB/rr/kh (For possible action)
29. VS-26-0019-2151 SUNSET, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of a right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action)
30. WS-26-0018-2151 SUNSET, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; and 2) modify residential adjacency standards.  
DESIGN REVIEW for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Sunset Road and east of Surrey Street within Paradise. JG/md/kh (For possible action)
31. VS-26-0021-GALKOS, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of a right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)
32. UC-26-0020-GALKOS, LLC:  
USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.  
DESIGN REVIEW for an industrial development consisting of proposed outdoor storage and display and proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)
33. TM-26-500002-GALKOS, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)
34. WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; and 2) reduce departure distance.  
DESIGN REVIEW for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)

35. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS: 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)
36. WS-26-0017-T & P INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways.  
DESIGN REVIEW for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor. TS/md/kh (For possible action)
37. PA-25-700052-BANYAI, PETER:  
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)
- PC Action - Adopted
38. ZC-25-0836-BANYAI, PETER:  
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
39. VS-25-0837-BANYAI, PETER:  
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
40. WS-25-0838-BANYAI, PETER:  
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

41. PA-25-700053-MAI HUAN QUAN & ZHONG QING:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/gc (For possible action)

PC Action - Adopted

42. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:  
ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise (description on file). MN/gc (For possible action)

PC Action - Approved

43. UC-25-0854-MAI HUAN QUAN & ZHONG QING:  
USE PERMIT for senior housing.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.  
DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/rg/kh (For possible action)

PC Action - Approved

44. ZC-25-0902-BABCOCK RIVERWALK, LLC:  
ZONE CHANGE to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action)

45. UC-25-0903-BABCOCK RIVERWALK, LLC:  
USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce buffering and screening.  
DESIGN REVIEW for proposed outdoor storage and display and proposed truck parking on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/sd/kh (For possible action)

46. ZC-26-0022-WIGWAM AND EASTERN, LLC:  
ZONE CHANGE to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action)

47. VS-26-0023-WIGWAM AND EASTERN, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action)

48. WS-26-0024-WIGWAM AND EASTERN, LLC:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.  
 DESIGN REVIEWS for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)
49. TM-26-500003-WIGWAM AND EASTERN L L C:  
 TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)
50. ZC-26-0025-STRIKE INDUSTRIES, LLC:  
 ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)
51. WS-26-0026-STRIKE INDUSTRIES, LLC:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.  
 DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

**APPEAL**

52. AC-26-900052: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 6163 Port Tack Drive within Sunrise Manor; and direct staff accordingly. TS/sr (For possible action)

ZA Action - Denied

**ORDINANCES – INTRODUCTION**

53. ORD-25-901047: Introduce an ordinance to consider adoption of a Development Agreement with TRIPP FAMILY INVESTMENTS, LLC for a commercial development on 1.21 acres, generally located south of Blue Diamond Road and west of Cameron Street within Spring Valley. JJ/dd (For possible action)
54. ORD-26-900049: Introduce an ordinance to consider adoption of a Development Agreement with DR Horton, Inc. for a single-family residential development on 4.84 acres, generally located south of Pebble Road and west of I-15 right-of-way within Enterprise. JJ/jl (For possible action)
55. ORD-26-900087: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 17, 2025. (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.