



**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, DECEMBER 18, 2024**

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 – 19 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 20 – 56 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. 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 – 19):

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. AR-24-400123 (UC-23-0599)-PARADISE 12, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/tpd/kh (For possible action)
5. AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/tpd/kh (For possible action)
6. AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/tpd/kh (For possible action)
7. AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC:
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)

8. WS-24-0573-COUNTY OF CLARK (FIRE DEPT):
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain (no longer needed).
DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facility) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action)

9. PA-24-700023-UNION PACIFIC RAILROAD:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)

PC Action - Adopted

10. ZC-24-0515-UNION PACIFIC RAILROAD:
ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area (description on file). MN/rg (For possible action)

PC Action - Approved

11. UC-24-0516-UNION PACIFIC RAILROAD:
USE PERMITS for the following: 1) fuel storage; and 2) hazardous materials or waste storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate street landscaping; and 3) eliminate screening and buffering requirements.
DESIGN REVIEW for a fuel storage and hazardous material facility on a 15.47 acre portion of a 19.99 acres in an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rg/kh (For possible action)

PC Action - Approved

12. VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)

13. ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise (description on file). JJ/sd (For possible action)

14. DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
DESIGN REVIEW for a single-family residential subdivision on 1.25 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

15. TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
TENTATIVE MAP consisting of 10 single-family residential lots and 2 common lots on 1.25 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)
16. ZC-24-0607-3591 BOULDER HIGHWAY, LLC:
ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
17. ORD-24-900605: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a single-family residential subdivision on 16.2 acres, generally located south of Wigwam Avenue and west of Gagnier Boulevard within Enterprise. JJ/dw (For possible action)
18. ORD-24-900641: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 4.06 acres, generally located south of Badura Avenue and east of Pioneer Way within Spring Valley. MN/dw (For possible action)
19. ORD-24-900674: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 21.60 acres, generally located south of Arby Avenue and west of Tenaya Way within Spring Valley. MN/jm (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 56):

These items will be considered separately.

20. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)
21. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)
22. VS-23-0860-DIAMOND STARR HILLS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

23. UC-23-0859-DIAMOND STARR HILLS, LLC:
HOLDOVER USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; 2) allow modified driveway standards; 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)
24. TM-23-500181-DIAMOND STARR HILLS, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 30 single family residential lots (previously 40 single-family residential lots) and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)
25. VS-24-0457-DBAC, LLC:
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)
26. WS-24-0456-DBAC, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)
27. TM-24-500096-DBAC, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.37 acres (previously 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)
28. VS-24-0613-T AND T VENTURE PARTNERS, LLC:
VACATE AND ABANDON a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain (description on file). MK/rg/kh (For possible action)

29. WS-24-0612-T AND T VENTURE PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce street landscaping; 3) increase wall height; 4) allow attached sidewalks; 5) waive full off-site improvements; 6) alternative driveway geometrics; 7) increase driveway width; and 8) allow non-standard improvements in right-of-way.
DESIGN REVIEW for a single-family detached residential development on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)
30. TM-24-500134-T AND T VENTURE PARTNERS, LLC:
TENTATIVE MAP consisting of 62 single-family residential lots on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)
31. WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:
WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing for a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)
32. DR-24-0608-CAMPUS VILLAGE GROUP, LLC:
DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)
33. WS-24-0595-SIERRA GROUP HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)
34. WS-24-0604-B-R OVATION LIMITED PARTNERSHIP:
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for site and exterior modifications to a previously approved multi-family development (affordable housing/senior housing) on 5.0 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/rg/kh (For possible action)
35. WS-24-0606-CHURCH SERBIAN ORTHODOX ST. SIMEON:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) eliminate buffering and screening; 4) increase maximum parking; 5) modify residential adjacency standards; and 6) alternative driveway geometrics.
DESIGN REVIEW for modifications and expansion of an existing place of worship on 3.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and the south side of Viking Road within Spring Valley. JJ/hw/kh (For possible action)

36. PA-24-700026-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/gc (For possible action)
- PC Action - Adopted
37. ZC-24-0532-PACIFIC CLASSIC, LLC:
ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). RM/rg (For possible action)
- PC Action - Approved
38. VS-24-0533-PACIFIC CLASSIC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). RM/rg/kh (For possible action)
- PC Action - Approved
39. DR-24-0534-PACIFIC CLASSIC, LLC:
DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/rg/kh (For possible action)
- PC Action - Approved
40. ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):
ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)
41. UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):
USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.
DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)
42. SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)
SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign for a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

43. ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action)
44. VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action)
45. WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)
46. TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
TENTATIVE MAP consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)
47. ZC-24-0617-KRLJ3, LLC:
ZONE CHANGE to reclassify a 9.26 acre portion of 11.35 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise (description on file). JJ/rg (For possible action)
48. VS-24-0619-KRL3, LLC:
VACATE AND ABANDON a portion of right-of-way being Serene Avenue located between Hinson Street (alignment) and Valley View Boulevard; and portion of right-of-way being Meranto Avenue located between Hinson Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)
49. WS-24-0618-KRLJ3, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive full off-site improvements; and 3) waive drainage study and compliance in conjunction with a minor subdivision map.
DESIGN REVIEW for single-family residential development on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)
50. TM-24-500135-KRLJ3, LLC:
TENTATIVE MAP consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

APPEALS

51. AC-24-900798: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 6258 Shenandoah Avenue within Sunrise Manor, and direct staff accordingly. MK/sr (For possible action)

ZA Action - Denied

52. AC-24-900800: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 7212 Plushstone Street in Spring Valley, and direct staff accordingly. JJ/sr (For possible action)

ZA Action - Denied

AGENDA ITEM

53. AG-24-900823: Discuss whether to initiate a Master Plan Amendment to the Transportation Maps of the Clark County Master Plan; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

54. ORD-24-900411: Introduce an ordinance to consider adoption of a Development Agreement with Balelo 2012 Irrevocable Trust & Mosaic Land 1 LLC for a single-family residential subdivision on 1.9 acres, generally located south of Cactus Avenue and east of Durango Drive within Enterprise. JJ/dw (For possible action)
55. ORD-24-900776: Introduce an ordinance to consider adoption of a Development Agreement with Stone Land Holdings LLC for a single-family residential development on a 7.50 acre portion of 32.50 acres, generally located east of Buffalo Drive and south of Gomer Road within Enterprise. JJ/dw (For possible action)
56. ORD-24-900792: Introduce an ordinance to consider adoption of a Development Agreement with 32 Acres, LLC for a shopping center on 3.85 acres, generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/dw (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.