



**ANNOTATED ZONING AND SUBDIVISION AGENDA  
AND RELATED ITEMS  
BOARD OF COUNTY COMMISSIONERS  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
9:00 AM, WEDNESDAY, APRIL 2, 2025**

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 – 67 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 – 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. ET-25-400005 (TM-0153-16)-LENNAR PACIFIC PROPERTIES, LLC:  
TENTATIVE MAP FIRST EXTENSION OF TIME for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action)
5. ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.  
DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action)
6. ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a CC (Commercial Core) Zone. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action)
7. ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.  
DESIGN REVIEW for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action)

8. ET-25-400020 (ZC-20-0544)-DIAMOND WETLANDS, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a townhouse planned unit development (PUD).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the minimum lot size for a PUD; 2) reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; 3) alternative driveway geometrics; 4) allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; 5) allow a non-standard gated entry design; and 6) reduce driveway width.  
DESIGN REVIEWS for the following: 1) a townhouse PUD; and 2) finished grade on 4.4 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney. JG/tpd/cv (For possible action)
9. VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:  
VACATE AND ABANDON a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action)
10. UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:  
USE PERMITS for the following: 1) office; and 2) gas station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) allow an attached sidewalk to remain; and 4) reduce driveway throat depth.  
DESIGN REVIEW for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise. JG/mh/cv (For possible action)
11. WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.  
DESIGN REVIEW for a single-family residence in an approved single-family residential subdivision on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action)
12. ZC-25-0148-7-ELEVEN, INC.:  
ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action)
13. VS-25-0150-7-ELEVEN, INC:  
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue; and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action)
14. WS-25-0149-7-ELEVEN, INC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.  
DESIGN REVIEW for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)

15. ZC-25-0193-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). MN/rk (For possible action)
16. VS-25-0194-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Juliano Road (alignment); a portion of right-of-way being Nevso Drive located between El Capitan Way and Juliano Road (alignment); a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Juliano Road (alignment) within Spring Valley (description on file). MN/lm/hk (For possible action)
17. DR-25-0195-COUNTY OF CLARK (AVIATION):  
DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)
18. TM-25-500030-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)
19. ORD-25-900055: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/jm (For possible action)

**NON-ROUTINE ACTION ITEMS (20 – 67):**

These items will be considered separately.

20. AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements.  
DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action)
21. 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)

22. UC-25-0059-USA:  
USE PERMIT to allow a campground.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) waive full off-site improvements.  
DESIGN REVIEW for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)
23. SDR-25-0060-USA  
SIGN DESIGN REVIEW to allow a project entrance sign to not be located within a curbed landscaped area of a proposed campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)
24. UC-25-0125-TROPICANA LAND, LLC:  
USE PERMITS for the following: 1) recreational or entertainment facility; 2) live entertainment; 3) avocational/vocational training facility; 4) office; 5) outdoor dining, drinking, and cooking; 6) outdoor market; and 7) mobile food vendor.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce electric vehicle charging spaces; 3) reduce loading spaces; 4) allow off-site temporary construction activities; and 5) modify driveway geometries.  
DESIGN REVIEW for a recreational/entertainment facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action)
25. UC-25-0127-RODRIGUEZ NATIVIDAD CANO:  
USE PERMIT for outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative buffering and screening; 3) modify residential adjacency standards; 4) reduce the front setback for a trash enclosure; and 5) waive full off-site improvements.  
DESIGN REVIEWS for the following: 1) outdoor storage (commercial vehicles); and 2) alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue within Sunrise Manor. WM/bb/kh (For possible action)
26. VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessori Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action)
27. WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) retail building; 2) gas station; 3) daycare facility; and 4) alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

28. TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:  
TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)
29. WS-25-0155-WINDING RIVER RANCH, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action)
30. PA-24-700024-DIAMOND RAVEN, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

31. ZC-24-0528-DIAMOND RAVEN, LLC:  
ZONE CHANGE to reclassify 4.84 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 Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)

PC Action - Approved

32. VS-24-0530-DIAMOND RAVEN, LLC:  
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Dean Martin Drive and the I-15 right-of-way; and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way (no longer needed) within Enterprise (description on file). JJ/hw/kh (For possible action)

PC Action - Approved

33. WS-24-0529-DIAMOND RAVEN, LLC:  
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscape buffer (previously notified as eliminate street landscaping); 2) modify driveway design standards (previously notified as eliminate landscape buffer); and 3) allow an attached sidewalk (no longer needed).  
DESIGN REVIEW for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

PC Action - Approved

34. TM-24-500115-DIAMOND RAVEN, LLC:  
AMENDED TENTATIVE MAP consisting of 36 lots (previously 38 lots) and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

PC Action - Approved

35. PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)

PC Action - Adopted

36. ZC-24-0691-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue alignment within Indian Springs (description on file). AB/rk (For possible action)

PC Action - Approved

37. VS-24-0690-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/rr/kh (For possible action)

PC Action - Approved

38. DR-24-0692-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
DESIGN REVIEWS for the following: 1) multi-family dwellings; 2) alternative landscape plan; and 3) final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)

PC Action - Approved

39. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

PC Action - Adopted

40. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:  
AMENDED ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

PC Action - Approved

41. PA-25-700002-QMV III HACIENDA HOLDINGS LP:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action)

PC Action - Adopted



42. ZC-25-0025-QMV III HACIENDA HOLDINGS LP:  
ZONE CHANGE to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action)

PC Action - Approved

43. VS-25-0026-QMV III HACIENDA HOLDINGS LP:  
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way; a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive; and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

44. WS-25-0029-QMV III HACIENDA HOLDINGS LP:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; and 3) modify uniform standard drawings.  
DESIGN REVIEW for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

PC Action - Approved

45. TM-25-500002-QMV III HACIENDA HOLDINGS LP:  
TENTATIVE MAP consisting of 104 single-family attached residential lots and common lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

PC Action - Approved

46. ZC-25-0071-GD CARDEN ENTERTAINMENT, LLC:  
ZONE CHANGE to establish a Historic Designation (HDO) Overlay on 1.82 acres. Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain Planning Area (description on file). WM/rr (For possible action)

47. UC-25-0072-GD CARDEN ENTERTAINMENT, LLC:  
USE PERMITS for the following: 1) recreational or entertainment facility; 2) museum; and 3) live entertainment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce parking requirements; 3) waive full off-site improvements; 4) reduce driveway approach distance; 5) reduce driveway departure distance; and 6) reduce driveway width.  
DESIGN REVIEW for a recreational or entertainment facility and museum on 1.82 acres in an RS20 (Residential Single-Family 20) Zone within a Historic Designation (HDO) Overlay. Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain Planning Area. WM/rr/kh (For possible action)

48. ZC-25-0122-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:  
ZONE CHANGE to reclassify 1.26 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 Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action)

49. VS-25-0121-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue, and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)
50. WS-25-0123-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards. DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)
51. TM-25-500026-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:  
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)
52. ZC-25-0128-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action)
53. VS-25-0129-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action)
54. WS-25-0130-COUNTY OF CLARK (AVIATION):  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks. DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)
55. TM-25-500028-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)
56. ZC-25-0138-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/MN/rk (For possible action)
57. VS-25-0137-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Juliano Road (alignment) and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way; a portion of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way; a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail; and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road (alignment) within Spring Valley (description on file). JJ/MN/lm/kh (For possible action)

58. WS-25-0139-COUNTY OF CLARK (AVIATION):  
 WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.  
 DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/MN/lm/kh (For possible action)
59. TM-25-500029-COUNTY OF CLARK (AVIATION):  
 TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action)
60. TM-25-500031-COUNTY OF CLARK (AVIATION):  
 TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action)
61. ZC-25-0146-A&A III, LLC & A&A REVOCABLE LIVING TRUST, ET AL:  
 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 southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)
62. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:  
 VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)
63. WS-25-0147-A&A III LLC & A&A REVOCABLE LIVING TRUST:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow attached sidewalk.  
 DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)
64. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:  
 TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

### **ORDINANCES – INTRODUCTION**

65. ORD-25-900015: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada LLC for a single-family residential development on 2.5 acres, generally located east of Grand Canyon Drive and north of Gomer Road within Enterprise. JJ/tpd (For possible action)
66. ORD-25-900060: Introduce an ordinance to consider adoption of a Development Agreement with KRLJ 3, LLC for a single-family residential development on a 9.26 acre portion of 11.35 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

67. ORD-25-900146: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family subdivision on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (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.