



**togetherforbetter**

## ***Board of County Commissioners***

**Clark County, Nevada**

Tick Segerblom, Chair  
William McCurdy II, Vice Chair  
April Becker  
Jim Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft

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The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, June 18, 2025:

CLARK COUNTY GOVERNMENT CENTER  
COMMISSION CHAMBERS  
500 S GRAND CENTRAL PKWY  
LAS VEGAS, NEVADA 89106

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## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

The meeting was called to order at 9:01 a.m. by Chair Segerblom with the following members present:

**Commissioners Present:**

Tick Segerblom, Chair  
William McCurdy II, Vice Chair  
April Becker  
Jim Gibson  
Justin Jones  
Michael Naft

**Absent:**

Marilyn K. Kirkpatrick

**Also Present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
Antonio Papazian, Manager, Development Review  
JaWaan Dodson, Assistant Manager, Development Review  
Lynn Marie Goya, County Clerk  
Nancy Maldonado, Deputy Clerk  
Jewel Gooden, Deputy Clerk

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**TICK SEGERBLOM**

All right, we'll turn it over to Director, I always say County Manager, but Director, Ms. Real. Thank you.

**SAMI REAL**

Good morning, Commissioners. The first item on the agenda is public comment.

**TICK SEGERBLOM**

This is the first period for public comment. Anyone wishing to speak on an item on the agenda, come forward now and speak. Seeing no one, we'll close the first period of public comment and turn it over to Ms. Real.

## SEC. 3. AGENDA

### 2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

**ACTION: APPROVED.**

## **SAMI REAL**

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests which may require re-notification fees in accordance with Title 30:

Hold to the July 2, 2025, Zoning meeting:

- Item 10, UC-24-0747
- Item 14, UC-25-0322

Hold to July 16, 2025, Zoning meeting:

- Item 16, VS-25-0305
- Item 17, WS-25-0306
- Item 51, ZC-25-0238
- Item 52, VS-25-0239
- Item 53, UC-25-0240

Hold to the August 20, 2025, Zoning meeting:

- Item 11, UC-25-0169

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 10, 11, 14, 16, 17, 51, 52, and 53, the agenda stands ready for approval.

## **TICK SEGERBLOM**

I apologize, but we also would like to hold Item 13 until the next meeting.

## **SAMI REAL**

So, Item 13 will be added to the hold list and will return on July 2, 2025.

## **MOTION**

### **WILLIAM MCCURDY II**

With the recommended changes read into the record, I move for approval of the agenda.

### **TICK SEGERBLOM**

There's a motion, cast your vote. And Commissioner Kirkpatrick is excused but absent. I mean absent, but excused.

## **VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes.

3. Approval of minutes. (For possible action)

**ACTION: APPROVED.**

**SAMI REAL**

The third item on the agenda is the approval of the minutes. The minutes of the May 21, 2025, Zoning meeting are ready for approval.

**MOTION**

**WILLIAM MCCURDY II**

Move for approval.

**TICK SEGERBLOM**

There's motion to approve the minutes, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

## SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 9

**ACTION: APPROVED.**

**SAMI REAL**

Next are the routine action items, which consist of Items 4 through 9. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 7, VS-25-0326. Replace the first Public Works condition with applicant to construct a worm island median along Valley View Boulevard.
- Item 8, WS-25-0327. Replace the fourth Public Works condition with applicant to construct a worm island median along Valley View Boulevard.
- Item 9, TM-25-500082. Replace the fourth Public Works condition with applicant to construct a worm island median along Valley View Boulevard.

If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

## **MOTION**

### **WILLIAM MCCURDY II**

Move for approval of the routine action items.

### **TICK SEGERBLOM**

There's a motion, cast your vote.

## **VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes.

#### **4. WS-25-0271-CV FLAMINGO, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk to remain in conjunction with an existing restaurant on a portion of 2.5 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) and Midtown Maryland Parkway Overlays. Generally located on the north side of Flamingo Road, 183 feet east of University Center Drive within Paradise. TS/sd/cv (For possible action)

**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 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 with future development of the site.

#### **5. WS-25-0331-TROPICANA TRAILS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within a public right-of-way.

DESIGN REVIEW for modifications to a previously approved multi-family residential development on 2.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway, 288 feet south of Tropicana Avenue within Whitney. JG/rr/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Expunge the waiver of development standards under UC-24-0360;
- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0107-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. ZC-25-0325-CHETAK DEVELOPMENT:

ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

**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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. VS-25-0326-CHETAK DEVELOPMENT:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment), and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action)

**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

- Applicant to construct a worm island median along Valley View Boulevard;
- 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.

## 8. WS-25-0327-CHETAK DEVELOPMENT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce the driveway approach distance.

DESIGN REVIEW for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

**ACTION: APPROVED.**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- No call box to be installed along the north drive-thru located on the north side of Building B;
- 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 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;



- Applicant to construct a worm island median along Valley View Boulevard;
- 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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. TM-25-500082-CHETAK DEVELOPMENT:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

**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;
- Applicant to construct a worm island median along Valley View Boulevard;
- 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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## SEC. 5. NON-ROUTINE ACTION ITEMS 10 THROUGH 59

10. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:

AMENDED HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight. MN/dd/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER THE APPLICANT).**

11. UC-25-0169-OBJECT DASH, LLC:

HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER THE APPLICANT; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).**

12. UC-25-0247-DIAMOND RANCH I, LLC:

HOLDOVER USE PERMIT for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action)

**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 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; a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future

antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Commercial pan driveway per Uniform Standard Drawings 222.1 and 224.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

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

**SAMI REAL**

Next is Item 12, UC-25-0247. Holdover use permit for a communication tower. Waivers of development standards for the following: reduce access gate setback; and alternative driveway geometrics. Design review for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise.

**TICK SEGERBLOM**

Anyone here on Item 12? Oh.

**MICHELLE JOHNSON**

Good morning.

**TICK SEGERBLOM**

Good morning.

**MICHELLE JOHNSON**

I'm the applicant.

**TICK SEGERBLOM**

Okay.

**MICHELLE JOHNSON**

So, last time when we were here, we were asked to read—

**TICK SEGERBLOM**

I'm sorry, we need you to state—

**MICHELLE JOHNSON**

Oh.

**TICK SEGERBLOM**

—your name and spell your last name.

**MICHELLE JOHNSON**

Oh, I'm sorry. Michelle Johnson, J-O-H-N-S-O-N.

**TICK SEGERBLOM**

Thank you.

**MICHELLE JOHNSON**

With Pinnacle Consulting, and did you need my address?

**TICK SEGERBLOM**

No.

**MICHELLE JOHNSON**

Okay. So, last time we were here we were asked to redesign from a tree to something that was not going to fall apart in the heat and sun and be better able suited to this environment. So, we did follow up with Mr. Jones's office and we came up with a new design. I'm not sure if everybody received it, but if not I'm happy to— I do have some photo sims here that I can share. So, what it'll be is it'll be a three-sided—Do I put it here or here?

**TICK SEGERBLOM**

In the middle.

**MICHELLE JOHNSON**

In the middle?

**TICK SEGERBLOM**

Yep. Perfect.

**MICHELLE JOHNSON**

So, it'll be a three-sided facility. This is similar to what you're seeing out in Summerlin. So, it appears that what the overall picture for Vegas is that you want these to look consistent throughout the city, as well as the surrounding areas. So, that's what we went with. It'll be a neutral brownish tan color. It will still be 80 feet. It will be able to house three carriers. So, for this area, you're not going to have three separate sites. You would be able to just go forward with this one. So, I don't know if you want me to go over everything again or if that's sufficient. I don't want to take up any more of your time, then.

**TICK SEGERBLOM**

Commissioner Jones, is that sufficient?

**JUSTIN JONES**

I'll probably ask a question, but why don't you go on and open the public hearing?

**TICK SEGERBLOM**

All right, that should be sufficient for now. This is a public hearing. Anyone wishing to speak on this item, please come forward. Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

**JUSTIN JONES**

All right, thanks Mr. Chair. Thank you for redesigning. I think this is consistent with the direction we're kind of headed with cell towers. Can you just clarify— I know one of the other concerns have been raised

by Public Works and I talked to Antonio right before this, was the proximity to the intersection, particularly off of Lindell. How frequently the cell tower will have to be accessed by a vehicle?

**MICHELLE JOHNSON**

Normally they come out to just check the equipment and they're in a truck and they come maybe once every two months.

**JUSTIN JONES**

Okay. All right. I mean, normally on a street like Lindell, it's obviously not a highly trafficked street right now, but we don't know what's going to happen in the future. So, I am comfortable and Public Works is comfortable with this right now, but at some point in the future if Lindell ends up getting widened or turned into something bigger than it currently is, then I think you're going to have to make sure that your own folks are safe getting in and out of there if Lindell ends up being put through. So, I don't know. Antonio, do you want to comment on that?

**ANTONIO PAPAZIAN**

Thank you, Commissioner. I did want to point out that the plans that they sent yesterday showing that driveway, they're showing a gate that's running along the block wall line, and I just want to point out that we do have site visibility requirements. And although they're not showing us the site visibility requirements, they will have to move some of that wall, it's not waivable, but it makes it safe. So, when they do have their trucks leaving the site, the site visibility for oncoming traffic on Lindell is there.

**JUSTIN JONES**

Okay. You understand that that'll have to be a modification?

**MICHELLE JOHNSON**

Sure.

**MOTION**

**JUSTIN JONES**

Okay. All right, then with those caveats then I'll go ahead and move for approval of agenda Item 12.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes, thank you.

**MICHAEL NAFT**

Mr. Chairman, if I could just ask if somebody was here for Item 10, if they could just identify themselves.

**MICHELLE JOHNSON**

Thank you.

**MICHAEL NAFT**

Thank you.

**TICK SEGERBLOM**

Are they here? All right.

**13. UC-25-0254-GONZALEZ, MARCELINO:**

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.

DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER COMMISSIONER SEGERBLOM).**

**14. UC-25-0322-NEVADA PROPERTY WEST, LLC:**

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow alternative driveway geometrics.

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER THE APPLICANT).**

**15. UC-25-0344-VJ NETWORK, LLC:**

USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (DENIED WITH PREJUDICE).**

**SAMI REAL**

Next is Item 15, UC-25-0344. Use permit for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.9 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor.

**TICK SEGERBLOM**

I don't see anyone here on this item. We had a discussion, so can I move to deny it without prejudice?

**ROBERT WARHOLA**

Open up the public hearing.

**TICK SEGERBLOM**

Okay. All right. This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, I'll close the public hearing and just for the record, I was ready to deny it, but do I deny it with prejudice without prejudice or?

**ROBERT WARHOLA**

It's up to the Board.

**MOTION**

**TICK SEGERBLOM**

Okay. I think everyone knows where it stands, so let's just— I'll make a motion to deny it with prejudice. Cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**16. VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way; a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road; and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file).  
MN/rr/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

**17. WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths.

DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley.  
MN/rr/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

*(Companion Items 18 and 19)*

18. VS-25-0317-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Corbett Street and Tropical Parkway, and between Grand Canyon Drive and Park Street within Lone Mountain (description on file). AB/dd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 19).**

**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

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

**SAMI REAL**

Next are companion Items 18 and 19.

- Item 18, VS-25-0317. Vacate and abandon easements of interest to Clark County located between Corbett Street and Tropical Parkway and between Grand Canyon Drive and Park Street within Lone Mountain.
- Item 19, WS-25-0316. Waiver of development standards to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain.

**TICK SEGERBLOM**

Good morning.

**DAVE TURNER**

Good morning, Chairman, Commissioners. Dave Turner, 1210 Hinson Street, representing the applicant. What we're asking for is a waiver of off-site improvements in conjunction with the three-lot parcel map at the northeast corner of Grand Canyon and Corbett. There are no improvements in that area. My client is going to be installing landscaping and we ask for your approval of this item.

**TICK SEGERBLOM**

Does that complete your presentation?



**DAVE TURNER**

Yes.

**TICK SEGERBLOM**

Anyone here on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Becker.

**MOTION**

**APRIL BECKER**

This actually fits the area and what's already existing, so I would move to approve.

**TICK SEGERBLOM**

All right. There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**DAVE TURNER**

Thank you.

**19. WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. AB/dd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 18).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- 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;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install a 5 foot concrete path along Corbett Street and Grand Canyon Drive.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

*(Companion Items 20 and 21)*

20. VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 21).**

**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

- 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.

**SAMI REAL**

Next are companion Items 20 and 21.

- Item 20, VS-25-0324. Vacate and abandon easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise.
- Item 21, UC-25-0323. Use permit for a proposed mini-warehouse facility. Waivers of development standards for the following: reduced parking; modify buffering and screening; eliminate street landscaping; increase fill height; increase retaining wall height; reduced driveway throat depth; and allow attached sidewalks. Design review for a proposed mini-warehouse facility on 1.97 acres in CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise.

**TICK SEGERBLOM**

Good morning.

**ANDREA CARROLL**

Good morning. My name is Andrea Carroll, C-A-R-R-O-L-L, here on behalf of the applicant. My address is 1980 Festival Plaza Drive. We're presenting this mini storage at the southeast corner of Valley View and Frias. This project was previously entitled several years ago with a change of ownership, the entitlements lapsed and we're here before you with essentially the same project as previously entitled. The majority of the waivers are due to either the power easement to the north or the updates to the Title 30 code. We spoke with Commissioner Jones a couple of days ago, happy to answer any questions. Thank you.

**TICK SEGERBLOM**

All right, this is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

**JUSTIN JONES**

Thanks, Mr. Chair. A couple of things. First off, I know we talked and when we talked we talked about the, on Frias Avenue, making sure that where possible that that is detached sidewalks. Okay, so I just want to clarify that.

**ANDREA CARROLL**

It will work with the civil engineer on that.

**JUSTIN JONES**

Okay. Antonio?

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. With that they will have to come in for a vacation of some right-of-way for the detached sidewalk on Frias.

**JUSTIN JONES**

Okay. You understand that that—

**ANDREA CARROLL**

Yeah.

**JUSTIN JONES**

—for the portion where it can be—

**ANDREA CARROLL**

Where (inaudible).

**JUSTIN JONES**

—detached. I know there's equipment and power lines and some other things that are going through there, but where it's detached, that we'll have to come in for a vacation?

**ANDREA CARROLL**

Okay, yes.

**JUSTIN JONES**

Okay. All right, and then the other thing that for Ms. Real, we talked about, this is a reduction of parking at a storage unit and then I've got another one coming up here, but I think this was probably an unintended result from Title 30 was to increase the parking where on most everything else we've been decreasing the parking requirements for storage units.

So, my recommendation is to grant the reduction parking but also that we bring back an agenda item. Whether it's this specific or a Title 30 cleanup to consider whether that was the right direction to go on storage units, because I don't know that there's really the need that we've incorporated into Title 30. So, with that then I'll go ahead and move—

**ROBERT WARHOLA**

Commissioner Jones, can I just make a comment?

**JUSTIN JONES**

—yeah.

**ROBERT WARHOLA**

There's already a vacation abandonment for that area, so I don't know if they need to come back, if that's—

**ANTONIO PAPAIZIAN**

Commissioner, if we could make it work, I can make it work on my end. I'd just need Rob's help.

**ROBERT WARHOLA**

Yeah, I think we can do that. I think it's (inaudible).

**MOTION**

**JUSTIN JONES**

I'm sure Rob would be happy to provide you with that assistance, so probably him. All right. Then, with that I'll go ahead and move for approval of agenda Items 20 and 21 with the modification of the request for elimination of detached sidewalks along Frias Avenue.

**TICK SEGERBLOM**

All right. There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**ANDREA CARROLL**

Wonderful, thank you.

TICK SEGERBLOM

Thank you.

21. UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

USE PERMIT for a proposed mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify buffering and screening; 3) eliminate street landscaping; 4) increase fill height; 5) increase retaining wall height; 6) reduced driveway throat depth; and 7) allow attached sidewalks.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 20).**

**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, 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

- Drainage study and compliance;
- Full off-site improvements;
- Applicant to coordinate with Public Works - Development Review for the installation of detached sidewalks along Frias Avenue.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0528-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 22 and 23)*

22. VS-25-0330-WNDG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 23).**

**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

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- 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.

**SAMI REAL**

Next are companion Items 22 and 23.

- Item 22, VS-25-0330. Vacate and abandon easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and the I-15 within Enterprise.
- Item 23, UC-25-0329. Use permits for the following: a mini-warehouse facility; and outdoor storage and display. Waivers of development standards for the following: increase building height; modify a buffering and screening along a freeway; and reduce driveway throat depth. Design review for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise.

**TICK SEGERBLOM**

Good morning.

**JENNIFER LAZOVICH**

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today.

**TICK SEGERBLOM**

I don't think your mic is working.

**JENNIFER LAZOVICH**

There we go.

**TICK SEGERBLOM**

There.

**JENNIFER LAZOVICH**

Jennifer Lazovich, 1980 Festival Plaza Drive, here today on behalf of the applicant. The project is located at the end of Neal Avenue where it terminates into I-15. The plans show a mini storage project that would be five stories in height. We do have a couple of waivers. Staff can support waivers 1 and 2, which talk about the increased height as well as the reduction in wall height and landscaping along the freeway, given the type of use that it is with a mini storage project, a 15-foot wall isn't necessary. And as far as the landscaping goes, although we aren't providing the required landscape width, we are still providing the required number of trees and shrubs throughout the entire site.

The one waiver we do have is waiver number 3, which is to reduce the throat depth off of Neal Drive. It is required to be 25 feet; we're just under that at 16 feet. Since it is— Neal Avenue does terminate in a cul-de-sac right beyond our driveway and there's no other places of business or places to travel to, going westbound. We feel that this is an appropriate waiver. So, with that I'd be happy to answer any questions.

**TICK SEGERBLOM**

This is a public hearing. Anyone here who wishes to speak on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Naft.

### **MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. Yeah, I agree because Neal terminates there. There's no traffic to be held up and I'm comfortable with the throat depth issue there and move for approval of Items 22 and 23.

**TICK SEGERBLOM**

There's a motion, cast your vote.

### **VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

23. UC-25-0329-WNDG, LLC:

USE PERMITS for the following: 1) mini-warehouse facility; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify buffering and screening along a freeway; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 22).**

**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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- 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;
- Applicant to remove the two (2) parking spaces north of the driveway and the two (2) parking spaces east of the driveway.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0085-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



24. WS-25-0342-WALGREEN CO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing attached sidewalk; and 2) reduce driveway throat depth.

DESIGN REVIEW for a proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise. JG/sd/cv (For possible action)

**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 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;
- The installation of detached sidewalks may require the vacation and abandonment of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0181-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

**SAMI REAL**

Next is Item 24, WS-25-0342. Waivers of development standards for the following: allow an existing attached sidewalk; and reduce driveway throat depth. And then design review for proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise.

**JENNIFER LAZOVICH**

Good morning again. Jennifer Lazovich, 1980 Festival Plaza Drive. Here today on behalf of the applicant, which will be Murphy Oil. This site, many of you may know it, it sits on Boulder Highway and Flamingo. It was a Walgreens for a number of years. That Walgreens is no longer in business and now it will be converted, or we are proposing for it to be converted to a convenience store and gas station.

We would keep the two entrances off of Flamingo and off of Boulder Highway. With this application we do have two waivers. I would like to withdraw waiver number 1 without prejudice. That waiver would've allowed the attached sidewalk to remain. However, with this application I'd like to withdraw that, so that means we'd be coming back through with a vacation to allow for a detached sidewalk and we understand that, but I would like to keep a waiver of development standard number 2 and staff did indicate that that was an acceptable waiver, because there are two entrance points that we're maintaining off of Boulder Highway and Flamingo, which disperses the circulation in a better way, and so I would be happy to answer any questions.

**TICK SEGERBLOM**

This is a public hearing. Anyone here wishing to speak? Seeing no one, we'll close the —Whoops.

**AL ROJAS**

I support this project. My name is Al Rojas. I live in District B. I am a little familiar with this area. I do support this project. We want to get rid of as many of these vacant lots that are out there on the east side and do some nice development there to get these homeless out of there. Thank you very much.

**TICK SEGERBLOM**

Anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Gibson.

**MOTION**

**JIM GIBSON**

Thank you. I want to thank you and your client for the withdrawal. The difficulty that I've had as I've thought about this, is we put a cyclone fence in the median of Boulder Highway because we've had so many fatalities in the area, to attempt to stop the jaywalking or at least to suppress it some, and it's worked.

The reason that I was considering the attached sidewalk was that our problem hasn't really been so much along the sidewalk. It's been the median, but given the pedestrian traffic in the area, I think that it makes sense and I appreciate your withdrawal and with that I would move approval of Item 24, noting that the waiver number 1 has been withdrawn.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**JIM GIBSON**

Is it? Just won't vote on my own motion.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes, thank you.

JENNIFER LAZOVICH

Thank you.

25. WS-25-0346-CHURCH FIRST CONGREGATIONAL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) eliminate street landscaping; 3) increase maximum parking; 4) allow alternative driveway geometrics; 5) allow an existing attached sidewalk; 6) waive off-site improvements (streetlight and sidewalk); and 7) allow non-standard improvements within the right-of-way.

DESIGN REVIEW for a place of worship redesign on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and east of Horseshoe Drive within Paradise. JG/sd/cv (For possible action)

**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);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 #0182-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**SAMI REAL**

Next is Item 25, WS-25-0346. Waivers of the development standards for the following: modify buffering and screening; eliminate street landscaping; increase maximum parking; allow alternative driveway geometrics; allow an existing attached sidewalk; waive off-site improvements (streetlight and sidewalk); and allow non-standard improvements within the right-of-way. Design review for a place of worship redesign on 0.5 acres and a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and east of Horseshoe Drive within Paradise.

**TICK SEGERBLOM**

Good morning.

**KEN SMALL**

Good morning. My name is Ken Small. I'm an architect with SSA (Small Studio Associates) Architecture. 7040 Laredo Street. We're here on behalf of the church this morning to present I think what is a good project for the neighborhood and for the church itself. The church has been located in this particular parcel for about seven to eight years and so it's already entitled for that use.

We're looking at the site plan here and what's on the public side of the property line, which is here is all proposed to remain. It's been in that situation and just as it is now throughout the time that they've been there. So, we're asking to maintain the two existing driveways. Horseshoe Drive is a very low-traffic street and building a sidewalk along this west side of the property doesn't make any sense, because there's a wall separating the neighbor's property from where our sidewalk would go into and there is no continuation of the sidewalk on the property to the north.

So, we're asking to avoid that and to leave everything as it is. There is a fence there and it's a relatively transparent fence as I'm sure you all know, for a church it's in intermittent use. The building itself is essentially in the footprint of the house that was there. So, there's a very old house there that's pretty worn out. It was at one time used under CP zoning, and of course prior to that, a residence, and then since then it's been used as a church, but it's outlived its usefulness and so we're asking to replace it with a new building that's here.

The parking issues are that we're asking for a waiver to give more parking than the minimum requirement and I think there's probably some room to improve the development standards because it's rare where we have a circumstance that somebody's complaining that church doesn't have—That it has more parking than the minimum required. And so, looking at the size of the congregation, we felt that the 27 parking spaces that are provided should be sufficient for this size building. We have provided ADA (Americans with Disabilities Act) access here on the south side to the public walk, which is on Russell Road.

This is the floor plan here, the sanctuary, men's and women's restrooms, office space and storage. So, it's a relatively simple utilization of the site. Here you see a photograph of the existing house that's there and the elevations of what's proposed, and then these are the other two side elevations. So, this is the street side visible elevation and so we have elaborated on it quite a bit to make it obvious where the entrance is and to make it look more church-like.

Here you see some photographs of the existing conditions, which are not completely unchanged but they're essentially unchanged. So, the waiver of the landscaping requirements is on this side, because this parking is now as it is proposed to be, in other words unchanged. And then over here we have modified the parking to provide sufficient parking spaces, but there's still some nice landscaping here, which I'll show you on the landscape plan. Here's some 3Ds of the buildings so that you can get some idea of what it looks like. This is the landscaping plan. So, we do have some nice plant material that exists here and exists there that's being maintained and of course it's being supplemented with the trees that you see darker on our drawings, so that's the new landscaping.

Now you can see an aerial photograph with the existing, having our proposed transposed on top of it so that the two can be seen together. And then this is the rear yard, there's been some conversation about the rear yard and what do you see from the rear yard? What would the neighbor to the north see? And essentially the answer is nothing much, because there's been a block wall there throughout time and so there isn't really anything to see, of course they're using this for children's recreation in the backyard

occasionally. With that, I'll stop and see if there are any questions. There are a large number of the congregation here and the pastor would like to speak, and I believe two others would like to speak and they are going to be brief.

**TICK SEGERBLOM**

All right, this is a public hearing. Anyone wishing to speak on this item, please come forward and state your name and spell your last name, please.

**SAM TIALAVEA**

Good morning, Honorable Chair, Honorable Vice Chair and members of the Commission as well as the staff that are present. My name is Sam Tialavea, T-I-A-L-A-V-E-A. I am the moderator of the Vision of Grace Church as the applicant.

I would like to start off by acknowledging in the presence of your Honorable Chair and members of the Commission that are present this morning. The senior minister of our church, Reverend Mikey Kelemete and his good lady Bernice and the members of our church that are present (foreign language) please stand. Thank you.

Our project consultant and architect, Mr. Ken Small, of Small Studio Associates has underscored for you the logistics and the technicalities referenced to this project. Since April 2024, the church has been awaiting the permitting process for the construction of a new building as presented before you.

Historically the first congregational church, Faaaliga O Le Alofa is as of last year became 90 years old existing in the Las Vegas vicinity. Our fourth communion has served our wider community, providing our neighborhood another place of worship and spiritual fellowship. Even more importantly, many of the activities that we've engaged in has been to service our community, religious, social, physical, mental, cultural and economic, helping our wider community over these past years.

The presence of the church at the local location as referred to on Horseshoe over these past seven years, the adjustments and modifications to the existing worship center have been highlighted in Mr. Small's presentation. The building we now use and meet in has been in existence since 1971. Minister Reverend Kelemete and our members feel that the meeting, the building is not only worn out but has outlived its general usage.

With that said, Honorable Commission, Commissioner and members of the Board here, we'd like to appeal for your support and your decision in supporting our project. I have if I may, and I love the technology, but pursuant to our meeting with our neighborhood town board— Oh, see I tell you, I'm trying to get used to this stuff. Thank you, Chairman.

Pursuant to the town hall board meeting, we were able to get wise council in soliciting the support of our neighbors. So, for the past couple of weeks, the church has been engaging in a neighborhood walk and talk, asking and meeting with our neighbors, particularly those at the adjacent to the property and their support. Many of the neighbors have responded to the card that was sent out by the Clark County, reference their support and indication, but this was something that we had prepared and put together that Pastor Mike and the church members were able to share.

A couple of the neighbors had called and responded to the neighborhood walk and talk, but this was an email that was given by one of the members, Mr. Daniel Walton and his wife Mary, in support of the project. The church community has a very close networking relationship with our neighborhood. They

have been very supportive in many of our activities and have offered their support with reference to the project.

We're grateful to the town hall board in our local area for their support as well and have also endeavored to do and solicit the same support with the Commissioner of our area, namely the Honorable Jim Gibson and his office. With that said, Honorable Chair and members of the Board of Commissioners. Again, we are grateful and thankful for the opportunity in hearing our concerns and it is our prayerful hope that the project will come to pass with your approval and support. Thank you so much for the opportunity this morning.

**TICK SEGERBLOM**

Thank you. Without prying, what is the ethnic or the cultural background? Obviously, you have a lot of beautiful women in your congregation, but—

**SAM TIALAVEA**

Pardon?

**TICK SEGERBLOM**

Pardon? I'm saying, what is the ethnic or the national, are you Samoan? What is?

**SAM TIALAVEA**

Yes, the beautiful women you refer to are Samoan ladies. Just for the benefit of the Chairman of the Board, can you ladies please stand one more time? Yeah, thank you so much. Yes, thank you, Chair. Thank you, Commissioner Gibson. Thank you to all of you for this opportunity this morning.

**TICK SEGERBLOM**

Thank you so much. Anyone else wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Gibson.

**MOTION**

**JIM GIBSON**

Thank you. You've done a lot of good in the neighborhood and that has earned you some support that you might not otherwise have had. So, good job. Just keep the good work up. Under the circumstances given that we're renewing something in an older area, I'm going to move, and in fact my motion is to approve, subject to the if approved conditions of staff. And Mr. Small, do you know what I'm referring to when I say the, "if approved conditions?"

**KEN SMALL**

Yes, sir.

**JIM GIBSON**

You understand what I'm referring to?

**KEN SMALL**

Yes.

**JIM GIBSON**

All right, that's my motion.

## TICK SEGERBLOM

All right. There's a motion, cast your vote.

## VOTE

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

## TICK SEGERBLOM

That motion passes. Thank you so much and thank you all for coming. Made our day.

*(Companion Items 26, 27, 28, 29, and 30)*

### 26. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-6-18-25-1; COMPANION ITEMS 27, 28, 29, AND 30).**

## SAMI REAL

Next are companion Items 26 through 30.

- Item 26, PA-23-700043. Holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise.
- Item 27, ZC-23-0812. Holdover amended zone changes for the following: reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone) and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise.
- Item 28, VS-25-0212. Holdover vacate and abandon easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise.
- Item 29, WS-25-0213. Holdover waivers of development standards for the following: increase retaining wall height; and modify residential adjacency standards. Design review for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise.
- Item 30, TM-25-500052. Holdover tentative map consisting of 16 single-family residential lots on 5.0 acres and in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise.

**TICK SEGERBLOM**

Good morning.

**SUSAN FLORIAN**

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is the five acres located north of Wigwam and east of Buffalo Drive. Currently, right now we have a zoning of RS20. We're asking to rezone it to RS5.2. We also have a land use of RN, we're asking to change it to LN low, low density. To the northwest have RS3.3, to the northwest we have RS3.3, to the west we have what is going to be a Buddhist temple built there and then to the south we have an 80-foot right-of-way street separating what we're trying to build.

What we have here is a 15-lot subdivision. Everything is going to be accessed through Camero Avenue. We are asking for a waiver for residential adjacency. Our smallest lot is 7,819. If we were to be asking for RS20 or RS10, we would be able to count the street and then they would be close to 10,000. We have other waivers for fill and retaining wall and it's mainly because the wash is going through the subdivision. With that, I conclude my presentation and I'm happy to answer any questions that you may have.

**TICK SEGERBLOM**

Thank you. This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

#### **MOTION**

**JUSTIN JONES**

Thank you, Mr. Chair, and thank you for presentation. I think that this is an appropriate use for this parcel here. It's a good buffer to other uses and it's on Buffalo, which is going to be subject to a light at the corner there on Wigwam and additional changes. So, with that I'll go ahead and move for approval of agenda items 26, 27, 28, 29, and 30.

**TICK SEGERBLOM**

There's a motion, cast your vote.

#### **VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**SUSAN FLORIAN**

Thank you, County Commissioners.



27. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 28, 29, AND 30).**

**CONDITIONS OF APPROVAL –**

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Buffalo Drive, 40 feet for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

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 may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

28. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 29, AND 30).**

**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

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the 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.

#### 29. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 28, AND 30).**

#### 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 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;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

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 #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### 30. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 28, AND 29).**

### 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;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

#### Building Department - Addressing

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

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 #0051-2025

to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 31, 32, 33, 34, and 35)*

31. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk  
(For possible action)

**ACTION: ADOPTED (RESOLUTION R-6-18-25-2; COMPANION ITEMS 32, 33, 34, AND 35).**

**SAMI REAL**

Next are companion Items 31 through 35.

- Item 31, PA-25-700016. Holdover plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise.
- Item 32, ZC-25-0215. Holdover zone changes for the following: reclassify 15 acres from an RS20 (Residential Single-Family 20) Zone in an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise.
- Item 33, VS-25-0217. Holdover vacate and abandon easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise.
- Item 34, WS-25-0216. Holdover waivers of development standards for the following: eliminate street landscaping; increase retaining wall height; modify residential adjacency standards; allow new attached sidewalks; and reduce the street intersection off-set. Design review for proposed single-family residential development on 15 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 Grand Canyon Drive within Enterprise.
- Item 35, TM-25-500054. Holdover tentative map consisting of 115 single-family residential lots and common lots on 15 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 Grand Canyon Drive within Enterprise.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning. Lucy Stewart, 1930 Village Center Circle. Representing Toll Brothers and Starbuck Homes, the applicant on this item. And we appreciate staff's recommendation for approval on 31, 32, and 33. This property was— This is the property in this area. This property was previously approved for R2, which is now RS3.3, but under a non-conforming zone change and because we wanted to increase the number of units, we now came back with a plan amendment. But as you can see in the general area, everything in orange is actually RS3.3. So, we think we fit in well. There are two RE (Residential Estate), sorry, formerly

RE now, RS20, these two lots here that we wrap around, which the previous non-conforming zone change wrapped around.

The Item 34 and 35 are the design review, the waivers and the tentative map. And we have several waivers and part of the issue is that the property falls from Pebble down to Raven and there's a 35-foot drop in that area. So, we have to stair-step our property in the lot, so that's why we have increased retainer walls. Staff recommended approval of waivers 1, 2, 3, 4, I'm sorry, 3A and B. C, they recommended denial and D. Yeah, sorry. C, they recommended denial and D, they recommended denial, and then also for number 4, which is for that we're asking for an attached sidewalk on Raven.

One of the reasons that staff in their report says if we had met the conditions which were in the non-conforming zone change was instead of a 10,000-foot lots, these were 7,500 and we do meet that condition with the exception of this one lot, which is less than 7,500. So, because of that we tried to push it as far away. This house, the people who own it I think live there part-time. They have multiple homes, so they're able to travel around and so this isn't their full-time residence, but we did push it as far enough away as possible. The issue we have is because in order to get the lot width in order to be able to build the house, these will be the Toll Brothers Homes, which are the larger and more expensive homes, and we just had to reduce the size of that one lot. So, had it been 7,500, I think staff would recommend approval of that.

The other one is on the previous non-conforming zone change, the approval for Raven was reduced at 48 feet. We show that on our plans, however I'm not sure that we realize that the previous, all the applications and approvals would be expunged, and so therefore that waiver that was approved would be expunged as well. So, we're just asking that a condition be imposed that this be a 48 foot. We're asking for an attached sidewalk on Raven, only because it begins and ends here. They run into the house here, so it's really functioning as if it were a local street.

I know the concern is that people getting hit by cars, but because the houses do face Raven, we suspect there'll be cars parked on the street so they really have an extra separation and the whole front yard will be landscaped, so it'll have a appearance of a lovely, but attached sidewalk.

We've been working with Mr. White who is this house here and we'll continue to work with him. He would like some kind of barricade or a barrier just so that people don't come in. He's got a really two-and-a-half-acre lot, so it's a pretty big lot and he's got, it's almost like an animal sanctuary. He feeds a lot of animals there, so he wants to protect that. So, we'll continue. We'll just put on the record, we're going to continue working with him to create some kind of barricade and with that I'm happy to answer any questions.

**TICK SEGERBLOM**

All right, this is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we—

**LUCY STEWART**

Wait, I think Mr. White wants to come.

**DAVID WHITE**

My name is David White. She mentioned that's my house there. I've been there 25 years. I've in the past opposed a lot of this housing around there, because it was an RNP when my wife and I first bought that property and built our home. I'm a veteran, 20 years, and I wanted peace and quiet out there. That's why I bought way out there, but things have changed a lot and there's a lot of houses out there now.

Toll Brothers, I've invited them over to my house to discuss everything and they seem like they want to work with me, and they've been very cooperative as far as talking. She was talking about that barrier and also they also promised to build a fence or a wall from there to my house to enclose my property there so those people wouldn't be going in there. That is important to me.

The other thing was when they were building the houses on the south side of Raven, there was constant trash from the builders that would constantly blow in my property for two years and I was getting tired of picking that up. But they promised me that they would take care of that and that wouldn't happen, so I believe them. They've been very cooperative. So, as far as all the changes of what they want, I'll leave that up to you guys at the Enterprise area, Mr. Jones's area. And you're the expert, we'll let you decide what you want to give them or not, but I'm okay with it, okay? Thank you.

**TICK SEGERBLOM**

All right, anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

**JUSTIN JONES**

Thank you, Mr. Chair, and thank you Mr. White for coming down here and spending your time to work with the applicant and trying to come up with something that works for you. I guess Mr. Papazian, I know you wanted to comment on the Raven piece of it just so that we're all on the same page.

**ANTONIO PAPAZIAN**

Thank you, Commissioner. That's correct. So, Raven, when Pulte came in with their development to the west and to the south, we established Raven to be a 48-foot street. To make it any larger just wouldn't work today, the improvements are already constructed. So, if you're okay, I'd like to delete and add a condition to Items number 33, 34, and 35.

**JUSTIN JONES**

Yep.

**ANTONIO PAPAZIAN**

I would like to delete right-of-way dedication to include 25 feet to back a curb for Pebble Road, 35 feet to back of curb for Grand Canyon Drive and 23 and 1/2 feet back of curb for Raven Avenue and associated spandrels. And I'd like to add Raven Avenue to be 48 feet, right-of-way dedication to include 25 feet to back of curb for Pebble Road, 35 feet back a curb for Grand Canyon Drive, 24 and 1/2 feet back a curb for Raven Avenue and associated spandrels. This way we can ensure that Raven Avenue will be at a 48-foot width standard.

**JUSTIN JONES**

All right, Ms. Stewart, did you catch all that?

**LUCY STEWART**

I believe so, yes.

**JUSTIN JONES**

Okay, sounds good. And then Ms. Real, with regards to the conditions for accommodation of Mr. White, any suggestions for how we put that into a condition? It's a little loose, as stated by Ms. Stewart.

**SAMI REAL**

Well, that, and we currently have a prohibition on walls in the front yard, walls and fences in the front yard over three feet in height. So, I don't know exactly the details of if it's going to be a solid wall or an open wall and that is a prohibition in current Title 30. If that is going to be a condition, we would have to assume that it would have to comply with the Title 30 standards today, unless those standards are modified.

**JUSTIN JONES**

All right, well on that note, I know you and I have talked and that might be one of those things on semi front yard walls that we throw into a discussion item for a future meeting. But Ms. Stewart, can you clarify the wall that Mr. White has requested, is that a front yard wall, side yard wall or what are we talking about?

**LUCY STEWART**

Well, I'm not sure exactly what it'll be, that's why we're just suggest we keep working with him, because we don't know what it means. So, we'll continue, but that's why I wanted to put it on the record so he could always come back and say, "Hey, we didn't—" But we will. We'll continue working with him to see whatever that result is. I know that's not really a good condition, but—

**JUSTIN JONES**

It's not.

**LUCY STEWART**

—no, it's not, but it's not like this is Toll Brothers' last project in front of you or nor am I.

**JUSTIN JONES**

So, you're consenting to us holding a future Toll Brothers project against them if they don't comply with this promise here today?

**LUCY STEWART**

I suspect that you would.

**MOTION**

**JUSTIN JONES**

Okay, well with that acknowledgement on the record then, I will go ahead and move for approval of agenda items, let's see here, 31, 32, 33, 34, and 35 with the additional representations by Ms. Stewart to work with Mr. White on accommodations of his existing property and the modifications that were stated by Mr. Papazian relating to Raven Avenue.

**TICK SEGERBLOM**

There's a motion, cast your vote. And Mr. White, trust but verify.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**32. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

HOLDOVER ZONE CHANGES for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 31, 33, 34, AND 35).**

**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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**33. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 31, 32, 34, AND 35).**

**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

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the 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.



34. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow new attached sidewalks; and 5) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 15.0 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 Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 31, 32, 33, AND 35).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Expunge NZC-22-0305;
- 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 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

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- 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, the dedication to the back of curb 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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

HOLDOVER TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 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 Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 31, 32, 33, AND 34).**

## 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

- Raven Avenue to be 48 feet;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 24.5 feet back of curb for Raven Avenue and associated spandrels;
- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb 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 names and suffixes.

### 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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

*(Companion Items 36, 37, 38, and 39)*

#### 36. PA-25-700019-HU TU TSUEI:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION R-6-18-25-3; COMPANION ITEMS 37, 38, AND 39).**

## 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.

### SAMI REAL

Next are companion Items 36 through 39.

- Item 36, PA-25-700019. Plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise.

- Item 37, ZC-25-0231. Zone change to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise.
- Item 38, VS-25-0234. Vacate and abandon easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise.
- Item 39, UC-25-0232. Use permit for a mini-warehouse facility. Waivers of development standards for the following: reduce parking; and reduce driveway width. Design review for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise.

#### **TICK SEGERBLOM**

Good morning.

#### **BOB GRONAUER**

Good morning, Mr. Chairman and Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant in this matter. First I'd like to show you on the overhead where property's located. It is highlighted here in yellow. It is approximately an acre and a quarter. Just way up to the north here is Windmill, which runs east and west here. Blue Diamond is further down south and we're adjacent to Arville.

When you take a look at this piece of property, it's an infill piece of property. It's pretty hard to develop with respect to the current master plan designation is CN. We don't think a CN type of design on an acre and a quarter is in the best interest for this piece of property. That's why we're coming in with a master plan amendment for commercial. We're also coming in, changing the zoning from RS20 for commercial for a mini storage facility.

The third item that we have is a special use permit for the mini storage. We do have also some waivers of development standards. One of the waivers that we've worked with your Public Works is a reduction of the driveway width that we have coming off onto Arville. We also have a reduction in parking. It's required to have 20 parking spots for this mini storage facility.

We believe that is a lot of parking spaces for the mini storage facility and matter of fact we are providing 10 on site and we also have nine roll-up doors in these two loading zones in this area where typically you have people who if you have a mini storage facility, you typically would park your vehicle out in that area. So, we believe we have more than sufficient parking for a facility like this. We'd ask you to approve the applications that are before you and I can answer any questions that you may have.

#### **TICK SEGERBLOM**

This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

#### **MOTION**

#### **JUSTIN JONES**

Thank you, Mr. Chair and thank you for your presentation, Mr. Gronauer. Ditto, Ms. Real with regards to the future discussion item on parking requirements at proposed storage facilities like this. But for today I'll go ahead and move for approval, agenda Items 36, 37, 38, and 39.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**BOB GRONAUER**

Thank you and have a good day.

**37. ZC-25-0231-HU TU TSUEI:**

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 36, 38, AND 39).**

**CONDITIONS OF APPROVAL –**

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.
- 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.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-25-0234-HU TU TSUEI:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 36, 37, AND 39).**

**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

- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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

- 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.

39. UC-25-0232-HU TU TSUEI:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 36, 37, AND 38).**

**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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

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.
- 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.

#### 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 40, 41, 42, 43, 44, and 45)*

#### 40. PA-25-700020-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-6-18-25-4; COMPANION ITEMS 41, 42, 43, 44, AND 45).**

#### CONDITIONS OF APPROVAL –

##### 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 to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

#### SAMI REAL

Next are companion Items 40 through 45.

- Item 40, PA-25-700020. Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley.
- Item 41, ZC-25-0258. Zone change to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley.
- Item 42, VS-25-0257. Vacate and abandon easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion-of-right-of-way being Russell Road located between Redwood Street and

Torrey Pines Drive; and a portion of the Tropicana/Flamingo wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley.

- Item 43, WS-25-0259. Waivers of development standards for the following: reduce the separation from the property line to a residential driveway; reduce the back of curb radius; and increase the number of dwelling units on private stub-streets in conjunction with the proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley.
- Item 44, PUD-25-0260. Planned Unit Development for a 108 lot single-family residential attached development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley.
- Item 45, TM-25-500065. Tentative map consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley.

#### **TICK SEGERBLOM**

Good morning.

#### **JENNIFER LAZOVICH**

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive. Here this morning representing Beazer Homes. The property is located on the north side of Russell Road and just to the west side of Torrey Pines. We do have several applications before you today for the proposed townhome development. The plan amendment and the zone change staff is recommending approval of. The vacation does a number of things, but just to highlight one of those things is to allow for a detached sidewalk along Russell Road. And then that brings us to the PUD (Planned Unit Development), the waiver of development standards in the tentative map.

When we initially did our required neighborhood meeting for this project, there is a single-family residential community that sits right to the west of us, and we originally showed our entrance into the community on the far west side of our site. The neighbors at that neighborhood meeting asked us if there was, they had a number of comments, but one of those was could we move the entrance more to the middle of the site just to create some additional separation from where our driveway or our entrance private drive is to where theirs is into their community.

So, when we filed the application, we moved that entrance over to more of the middle of our site. This is the site plan that's before you today. In addition to that, you'll notice that there are a number of townhome units that have garages. Those are the ones that I'm pointing out as I move from west to east across the site. In this eastern portion of the site, those don't have full length driveways, but we have added all along this edge additional guest parking spaces. In addition to here, we also have guest parking spaces on the north boundary in this area.

To the north of us is a 100-foot-wide flood control channel and that separates us from the uses to the north. And then over here to the east is an existing Beazer community that's got two and three stories. The community would be made up of two- and three-story townhomes, however we did agree to a condition, it was another request from the neighbors to the west that we wouldn't do any three story units along our west boundaries. That west boundary that would be lots 1 through 14, that's already a condition in your backup today, we agreed to that condition and added it officially, I believe, at the planning commission and it moves forward today. So, that was to address some of the other comments that we heard about.



We do have eight units on each of these stub streets, but again that's a waiver that we need for that for a total of eight in each stub street. We've accounted for the additional parking on the outside of that and as you can tell, a majority of our units do have driveways. So, I'll pause my presentation there and answer any questions that you might have and thank you for your consideration.

**TICK SEGERBLOM**

This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Naft.

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. Thank you, Ms. Lazovich. Between the conditions that you've added to this application and the work you've done with the neighbors, particularly on the limitation to two stories to the west and revising the entrance, that certainly meets my expectations. So, I'm happy to move for approval of Items 41, 42, 43, 44, and 45.

**TICK SEGERBLOM**

I have to ask, is there plenty of parking in front of the garage?

**MICHAEL NAFT**

Yeah, so there's parking. What they've done, which is unique to this site versus others that they've approved elsewhere in the valley is—

**TICK SEGERBLOM**

Including the ones you objected to in my district?

**MICHAEL NAFT**

—I'm not pointing in any direction. If you put the site plan back up, you could see there's the limited five-foot driveways are only where there's parking to allow for it. Most of this site they've accommodated the full-length driveway at our urging.

**JIM GIBSON**

And could I just, and the stub streets is where those short parking areas are, so it's not a through street?

**MICHAEL NAFT**

That's exactly right.

**JIM GIBSON**

Makes it easier (inaudible).

**MICHAEL NAFT**

They're essentially alleys.

**TICK SEGERBLOM**

All right, you touched all the bases. There's a motion, cast your vote.

## VOTE

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft  
**VOTING NAY:** None  
**ABSENT:** Marilyn K. Kirkpatrick  
**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes. Thank you.

### **JENNIFER LAZOVICH**

Thank you. Have a good day.

#### 41. ZC-25-0258-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 40, 42, 43, 44, AND 45).**

### **CONDITIONS OF APPROVAL –**

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.
- 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; 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](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.

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 to show on-site fire lane, turning radius, and turnarounds; and 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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. VS-25-0257-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 40, 41, 43, 44, AND 45).**

**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

- 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 to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

43. WS-25-0259-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from the property line to a residential driveway; 2) reduce back of curb radius; and 3) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 40, 41, 42, 44, AND 45).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- 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; 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](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.

#### 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 to show on-site fire lane, turning radius, and turnarounds; and 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 44. PUD-25-0260-COUNTY OF CLARK (AVIATION):

PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 40, 41, 42, 43, AND 45).**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

- No 3 story units on west boundary (Lots 1 - 14);
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### 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.
- 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; 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](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.

#### 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 to show on-site fire lane, turning radius, and turnarounds; and 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 45. TM-25-500065-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 40, 41, 42, 43, AND 44).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- No 3 story units on west boundary (Lots 1 - 14).
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### Building Department - Addressing

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

### 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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 46, 47, 48, 49, and 50)*

#### 46. PA-25-700022-LRLJ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment), and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION 6-18-25-5; COMPANION ITEMS 47, 48, 49, AND 50).**

**SAMI REAL**

Next are companion Items 46 through 50.

- Item 46, PA-25-700022. Plan amendment to redesignate the existing land use category from Corridor and Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment) and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor.
- Item 47, ZC-25-0274. Zone change to reclassify 10.71 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone. Just to clarify, I want to clarify it. The zones that are being changed are the Commercial General, so the CG, the Residential Multi-Family 32 and the RS3.3 and they're all changing to RS2, which is Residential Single-Family 2 Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor.
- Item 48, VS-25-0275. Vacate and abandon a portion of right-of-way being Ringe Lane, located between Kell Lane and Owens Avenue within Sunrise Manor.
- Item 49, WS-25-0276. Waivers of development standards for the following: increase wall height; allow attached sidewalk; reduce back of curb radius; and alternative turnaround. Design review for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor.
- Item 50, TM-25-500066. Tentative map consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**SUSAN FLORIAN**

(Inaudible).

**TICK SEGERBLOM**

No.

**SUSAN FLORIAN**

Can you hear me now?

**TICK SEGERBLOM**

Yes.

**SUSAN FLORIAN**

Sorry. Good morning County Commissioners. My name is Susan Florian from Taney Engineering. 6030 South Jones Boulevard. What we have here is a 10.7 gross acre lot. It's composed of different parcels. We have currently a split zone of RS3.3, RM32, and CG Commercial General. We're asking for all these parcels to be rezoned to RS2.

For the land use we have a CM with CN and we're asking to change the land planned use to CN. What we have here is we're requesting a tentative map for a 87-lot single family subdivision with a density of 8.12 dwellings per unit. The lots range from 2,718 feet to 5,209 square feet with an average lot of 3,337 square feet.



For the first waiver is for the detached sidewalks. Per the Commissioner's request, we are detaching the sidewalks along Nellis Avenue. We're keeping the sidewalks attached on Owens with the request of giving an easement to the RTC (Regional Transportation Commission) for a pad that will be 25 by 10 feet, where the bus is located. Another waiver that we're asking for is the back of curb radius on lot 43. We're requesting it for 15 where 20 is required. The back of curb radius is internal and there will not be any high volume of traffic going through there. The last waiver is to do a county approved turnaround on Hamas Street, where the cul-de-sac turnaround is required. Staff have no objection as long as fire prevention approves the alternative design.

We also have a design review. We have four architectural plans. We have two stories that range from 1,284 to 1,609 square feet. From ground level it will not exceed 35 feet in height and they will have a two-car garage with full-length driveway. I have colored elevations here for Cypress, that's 1,421. Juniper, that's 1,540 and Oak, that is 1,609. With that, I conclude my presentation and I'm here to answer any questions that you may have.

**TICK SEGERBLOM**

Anyone here wishing to speak on the item?

**AL ROJAS**

My name is Al Rojas. I live in Sunrise Manor. They had a neighborhood community meeting and most of the people were against the density on this. I kind of don't see any problems, 1,600 square feet. I live in about a 1,500 square foot home myself, townhome, and it doesn't look too bad to me. I only have one question just so I can educate myself on the process and that has to do with the easement. There's an easement here, I believe it's Item 48, and I pulled up the map so you guys could see. They're talking about— Can I use that?

**SUSAN FLORIAN**

(Inaudible) I'm so sorry.

**AL ROJAS**

Okay. Let me see that. Is that on there?

**TICK SEGERBLOM**

Yeah.

**AL ROJAS**

You see this street here?

**TICK SEGERBLOM**

If you're speaking, you need to take the microphone.

**AL ROJAS**

Yeah, the street here, Ringe, it goes between, from Kell, you can see on Kell, it goes all the way to Orleans. Are they saying they're going to block that whole street off? Is that what that easement means? I just wanted to clarify just so I can get educated on the process. That's my only question, but generally speaking, that 1,400 square foot homes in that area, I think that's a nice development. I generally support that. Just want to get that for the record.

**TICK SEGERBLOM**

Can you address that, the Ringe Street?

**SUSAN FLORIAN**

Yes. So, the only vacation that we're doing is the vacation of right-of-way for Ringe Avenue right here on Stanley will no longer exist, but we are having internal streets through the subdivision, so we're not blocking off the whole area. There will just be detached sidewalks along Ringe Avenue with the two entrances to the subdivision.

**TICK SEGERBLOM**

All right, and Antonio?

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. Just for my clarification, I just want to make sure we are withdrawing waiver of standards number 2A, which is to allow existing attached sidewalk to remain along Nellis, we'll be withdrawing that, correct?

**TICK SEGERBLOM**

Correct. We're going to have detached sidewalks on Nellis, right? We'll allow attached on Owens, but we're going to add the bus stop.

**UNIDENTIFIED SPEAKER**

Yeah, just the two-way.

**TICK SEGERBLOM**

25 by 10 easement for the bus stop.

**ANTONIO PAPAIZIAN**

Correct. If I can add that in the record as well to coordinate with RTC and if required, dedicate and construct a 5 by 25 foot passenger loading shelter areas in accordance with the RTC standards.

**TICK SEGERBLOM**

You agree? That was what you stated too?

**SUSAN FLORIAN**

Yes.

### **MOTION**

**TICK SEGERBLOM**

All right. With that, I'll make a motion and I just say I'm very excited about this project. It's great to have new homes in east Las Vegas and this is a starter home, but that's what we need, so thank you so much.

**JIM GIBSON**

Mr. Chair?

**TICK SEGERBLOM**

Yes?

**JIM GIBSON**

I will abstain on this item. The seller of the property includes Western Elite, although not a named owner, I'm the president of Western Elite and therefore would have a conflict, so I'll be abstaining. I want to

mention though that Dom Cambeiro is sitting up there and this building hasn't seen him for quite a long while. How are you doing? There he is. Look at that.

**TICK SEGERBLOM**

Wow.

**JIM GIBSON**

In real life. Thank you, Mr. Chair.

**TICK SEGERBLOM**

All right, thank you. There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** Jim Gibson

**TICK SEGERBLOM**

That motion passes. Thank you so much.

**SUSAN FLORIAN**

Thank you, Commissioners.

**TICK SEGERBLOM**

And Dom, if you're here for that item, thank you for coming.

**47. ZC-25-0274-LRLJ, LLC:**

ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 46, 48, 49, AND 50).**

**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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**48. VS-25-0275-LRLJ, LLC:**

VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 46, 47, 49, AND 50).**

## 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

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- 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.

#### 49. WS-25-0276-LRLJ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow attached sidewalk; 3) reduce back of curb radius; and 4) alternative turnaround.

DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 46, 47, 48, AND 50).**

## 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

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0430- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2A WAS WITHDRAWN.

50. TM-25-500066-LRLJ, LLC:

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 46, 47, 48, AND 49).**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

- Parcel maps to record prior to the recordation of the Final Map.
- Applicant is advised that 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

- Coordinate with Regional Transportation Commission (RTC), and if required, dedicate and construct 5 foot by 25 foot passenger loading/shelter areas in accordance with RTC standards;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

##### Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0430-2024

to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

51. ZC-25-0238-PHO, LLC:

HOLDOVER ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

52. VS-25-0239-PHO, LLC:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

53. UC-25-0240-PHO, LLC:

AMENDED HOLDOVER USE PERMITS for the following: 1) a proposed hotel; 2) personal services (beauty salon); 3) outdoor dining, drinking, and cooking; 4) live entertainment; and 5) restaurant and related facilities.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce and eliminate street landscaping; 4) reduce drive aisle width (no longer needed); 5) allow an existing attached sidewalk (no longer needed); and 6) alternative driveway geometrics.

DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

*(Companion Items 54, 55, and 56)*

54. ZC-25-0297-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan (description on file). JJ/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 55 AND 56).**

**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.

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.

### **SAMI REAL**

Next are companion Items 54 through 56.

- Item 54, ZC-25-0297. Holdover zone change to reclassify 2.06 from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan.
- Item 55, VS-25-0299. Holdover vacant and abandon easements of interest to Clark County located between Cullen Avenue and Roark Avenue (alignment) and between Hinson Street and Schuster Street within Sloan.
- Item 56, WS-25-0298. Holdover waivers of development standards for the following: eliminate street landscaping; eliminate parking lot landscaping; waive full off-site improvements; and reduce driveway approach distance. And a design review for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan.

### **TICK SEGERBLOM**

Good morning again.

### **DAVE TURNER**

Good morning again, Chairman, Commissioners. Dave Turner, 1210 Hinson Street, representing the applicant. What we're asking here for today is a zone change from RS80 to IL on this parcel here out in Sloan. It's at the corner, northeast corner of Hinson and Cullen. What we're also asking for is a design review for an outside storage with a temporary shade structure.

That's what the shade structure will look like. It's a main membrane on top of a couple of Conex boxes. Commissioner, you asked if that was rated for high winds and this one is not. We found another one that is rated for 90 mile an hour winds, so we'll be buying that one.

We're also asking for a waiver of development centers for off-site improvements along these parcels here. We will be providing pavement along Hinson, Cullen. We've got several accesses on Hinson, a couple of accesses on Cullen. We will not be providing pavement on Schuster. We're not going to be doing any access over there and there is no pavement in that area. With this, I ask that you approve this item.

### **TICK SEGERBLOM**

All right, this is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

### **JUSTIN JONES**

Thank you, Mr. Chair, and thank you for holding this so that we could think it through and talk it through. As you're aware, we're in the planning stages for an overlay or planning for the Sloan area that will incorporate new standards when it comes to landscaping for industrial areas out there, as well as planning out what the future improvements will be for streets. And so, with that, I'm going to go ahead and move for approval of agenda Items 55 and 56 and put in place a two-year review on the waiver of development standards, but Mr. Papazian (inaudible) have a comment.

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. I just want to clarify. They are inside of the Hydro Basin 212. Schuster will have to have minimum pavement. There's no waiver allowed, so whether they're doing something or not, because the parcel is adjacent to Schuster, they will have minimum paving requirements on Schuster.

**JUSTIN JONES**

Do you understand that requirement?

**DAVE TURNER**

If that's what's required, yeah we'll do that. Yeah.

**MOTION**

**JUSTIN JONES**

Okay. All right, then I'll go ahead and move for approval of agenda Items 55 and 56 with a two-year review on the waiver of development standards in agenda Item 56 and the clarification of required minimum pavement.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft  
**VOTING NAY:** None  
**ABSENT:** Marilyn K. Kirkpatrick  
**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**DAVE TURNER**

Thank you very much. Have a good day.

**55. VS-25-0299-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cullen Avenue and Roark Avenue (alignment), and between Hinson Street and Schuster Street within Sloan (description on file). JJ/gc/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 54 AND 56).**

**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;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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-25-0298-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) reduce driveway approach distance.

DESIGN REVIEW for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan. JJ/gc/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 54 AND 55).**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

- 2 years to review all waivers of development standards or the waivers of development standards will expire;
- 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 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

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.

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.

## SEC. 6. AGENDA ITEM

57. AG-25-900437: Consider a request for reconsideration of PA-25-700018, ZC-25-0221, VS-25-0222, and WS-25-0223; and direct staff accordingly. MK/sr (For possible action)

**ACTION: RECONSIDERATION APPROVED.**

### **SAMI REAL**

Next is Item 57, AG-25-900437. Consider a request for reconsideration of PA-25-700018, ZC-25-0221, VS-25-0222 and WS-25-0223 and direct staff accordingly. Commissioners, if you recall at the last meeting there was a discussion that Commissioner Kirkpatrick had with a gentleman and at the end of the meeting, directed us to bring back these items on the July 2, 2025, Zoning meeting for reconsideration, because these items were approved at that prior meeting on the routine action portion. So, this is just procedural in nature. It's an agenda item we're asking you to direct us to bring it back for reconsideration and we'll place it on the July 2 zoning agenda.

### **MOTION**

#### **TICK SEGERBLOM**

So, does that require a motion? I'd make a motion to bring it back on July 2. Cast your vote.

### **VOTE**

**VOTING AYE:** Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:** None

**ABSENT:** Marilyn K. Kirkpatrick

**ABSTAIN:** None

#### **TICK SEGERBLOM**

That motion passes.

## SEC. 7. INTRODUCTION OF ORDINANCES

58. ORD-25-900232: Introduce an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley. MN/dw (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JULY 2, 2025, AT 9 A.M. (BILL 6-18-25-1).**

### **SAMI REAL**

Thank you. And then next are ordinances for introduction.

- Item 58, ORD-25-900232 is an ordinance. Introduce an ordinance to consider adoption of a development agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley.
- Item 59, ORD-25-900389. Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on March 19, 2025.

Commissioners, we ask that you set the public hearing for July 2, 2025.

### **TICK SEGERBLOM**

Okay, I'll introduce the ordinance to set the hearing for July the 2, 2025.

59. ORD-25-900389: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on March 19, 2025. (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JULY 2, 2025, AT 9 A.M. (BILL 6-18-25-2).**

## PUBLIC COMMENTS

### **SAMI REAL**

And then this is the last time set aside for public comment.

### **TICK SEGERBLOM**

All right. This last period for public comment, anyone wishing to speak about anything, come forward now.

### **AL ROJAS**

I'll try to be brief and to the point. My name is Al Rojas. There was a bill that didn't go through that has to do— We try to make it bipartisan, but the Republicans, and I'm a Republican, we didn't feel that this bill was bipartisan enough, but we do know that it's needed. Young people came up to me and asked me to support this bill. It was to have some kind of a commission or group under the Attorney General, but we felt it was too partisan.

I did support it at the beginning, but I didn't at the end. My friend Amir Zapetis, who is a active young man in the community, who I highly respect, who was on the opposite spectrum of my political affiliation, came to me and we got a lot of bipartisan support. The bill didn't go through. However, I do know that

Tick Segerblom put together an advisory board for education and we're probably going to come to the commissioners and ask that we have an advisory board for UNLV (University of Nevada, Las Vegas) students to reduce gun violence in that area.

Now, as you know, UNLV has its own police force and they have a jurisdiction and then there's a police force, the Metro (Las Vegas Metropolitan Police Department), which is outside of that, and there's conflicts, because if a homeless or a criminal, goes into the UNLV area, the different police guy, they have different authority and then they walks out. There's another bill that just went through where different organizations can work together.

So, we probably will be proposing something, and we just hope that the Commission is open-minded, the Board is open-minded and that me being part of Neighborhood Watch and the fact that we do have as a neighborhood watch program, Metro allows you to go throughout the county. We'd be a good liaison between both the law enforcement agencies. So, hopefully we can do something. Those kids, everybody, how can you be in the university and be afraid someone's going to come in with a gun and shoot you and then just run right out? So, we need something. Hopefully we can come up with something for these kids. These kids are our future, and our education is our future and we need that. Thank you very much.

**TICK SEGERBLOM**

Thank you.

**TONI GONZALEZ**

Good morning, Commissioners.

**TICK SEGERBLOM**

Good morning.

**TONI GONZALEZ**

Tony Gonzalez, 384 Linn Lane. On Item 15, I understand it was not approved?

**TICK SEGERBLOM**

Correct.

**TONI GONZALEZ**

Okay. Well, that I appreciate and on behalf of myself and all of the residents up there on the east side.

**TICK SEGERBLOM**

Yes. To their credit, it is something that we need, but that is not a perfect location.

**TONI GONZALEZ**

It is something we need, but not in that area.

**TICK SEGERBLOM**

Exactly.

**TONI GONZALEZ**

There's an Airbnb that's right next door. It's just too slippery of a slope for these transitional people.

**TICK SEGERBLOM**

Yeah, so I am working with them to find a better location.

**TONI GONZALEZ**

Absolutely.

**TICK SEGERBLOM**

But it's something the community needs, so thank you so much for coming down.

**TONI GONZALEZ**

Thank you. Have a great day.

**TICK SEGERBLOM**

All right. I think that completes everything. So, we're over for this month, I guess.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 10:21 a.m., the meeting was adjourned.

**PLEASE NOTE:** THE COUNTY CLERK KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE COUNTY COMMISSION, THE CCWRD BOARD OF TRUSTEES, THE UMC HOSPITAL BOARD OF TRUSTEES, THE CLARK COUNTY LIQUOR AND GAMING LICENSING BOARD, AND THE CLARK COUNTY REDEVELOPMENT AGENCY. TO OBTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD/TRUSTEES, REQUESTS SHOULD BE SUBMITTED TO THE COUNTY CLERK.

TO REFERENCE AGENDA ITEM ATTACHMENTS ONLINE: REFER TO THE MEETING LINK BELOW, SELECT THE ITEM (FILE # COLUMN), AND CLICK THE LINK FOR THE DESIRED ATTACHMENT.

[ONLINE MEETING LINK](#)

**APPROVED:** /s/ Tick Segerblom  
TICK SEGERBLOM, CHAIR

**ATTEST:** /s/ Lynn Marie Goya  
LYNN MARIE GOYA, CLARK COUNTY CLERK