

# **Board of County Commissioners**

CLARK COUNTY, NEVADA

TICK SEGERBLOM  
Chair  
WILLIAM MCCURDY II  
Vice Chair  
JIM GIBSON  
JUSTIN JONES  
MARILYN K. KIRKPATRICK  
ROSS MILLER  
MICHAEL NAFT

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, JULY 17, 2024

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 the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, July 17, 2024, at the hour of 9 a.m. The meeting was called to order at 9:01 a.m. by Chair Segerblom and on roll call, the following members were present:

## **CALL TO ORDER**

### **CHAIR AND COMMISSIONERS:**

Tick Segerblom  
William McCurdy II  
Jim Gibson  
Justin Jones  
Marilyn K. Kirkpatrick

### **Absent:**

Ross Miller  
Michael Naft

### **Also Present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Development Review  
Sarah Mabry-Padovese, Plan Checker  
Lynn Marie Goya, County Clerk  
Jewel Gooden, Deputy Clerk  
Michelle Hinkson, Deputy Clerk

**ITEM 1** Public Comments.

**ACTION:** No action taken by the Board.

TICK SEGERBLOM Good morning. This is the Clark County Commission Zoning Meeting for Wednesday, February 16, 17?

SAMI REAL How about July 17, 2024?

TICK SEGERBLOM July 17. July 17. Okay. July 17, two thousand-something year. This will open up for the first period of public comment. Anyone wishing to speak on an item on the agenda, feel free to come forward now and speak. If you speak at this point on an item, you can't speak at the time the item comes up. If you want to wait until the item comes up, you're welcome to speak then. And Ms. Coleman, make sure you identify the item you're speaking on.

MARGARET ANN COLEMAN My name is Margaret Ann Coleman, C-O-L-E-M-A-N. Good morning. I'm talking concerning two public comments and also the approval of the agenda and minutes, and –

TICK SEGERBLOM It has to be an item on the agenda, not the agenda.

MARGARET ANN COLEMAN – abandoning, invading. I had 1316 Wizard; you're making it so hard for me to prove the fact that –

TICK SEGERBLOM I'm sorry. You haven't identified an item. If you want to speak after the meeting, you're welcome to speak public comment, but you can't just speak public comment now, miss...

MARGARET ANN COLEMAN Well, you said public comments is right now.

TICK SEGERBLOM If only on an item on the agenda. You have not identified an item you want to speak on. So, wait until after the meeting you can speak, you'll get your three minutes.

MARGARET ANN COLEMAN The reason why I'm doing that is because I don't want to be abandoning my home.

TICK SEGERBLOM Well, that's the reality is, that's the rules. So, please step aside and we'll turn it over to Ms. Real.

MARGARET ANN COLEMAN It is unclaimed property by me.

TICK SEGERBLOM Ms. Real.

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

**ACTION:** Approved. (Items 8, 18, 19, 20 ,21, 32, 36 deleted).

SAMI REAL All right, 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.

SAMI REAL

- Hold to the August 7, 2024, Zoning Meeting: Item 8, ET-24-400057 for (Nzc-21-0747); Item 18, ZC-24-0247; Item 19, UC-24-0248; Item 20, TM-24-500055; and Item 36, WC-24-40006 for (Nzc-22-0028).
- Hold to the January 22, 2025 Zoning Meeting; Item 32- ZC-23-0822.
- And then withdraw without prejudice: Item 21, ZC-23-0915.

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 8, 18, 19, 20, 21, 22... sorry, 21 and 32. And then with the addition of Item 36, the agenda stands ready for your approval.

WILLIAM MCCURDY II

Mr. Chair, I move for approval.

TICK SEGERBLOM

There's a motion. Cast your vote. For the record, Commissioner Miler and Commissioner Naft are both absent and excused.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II,  
Jim Gibson, Justin Jones, Marilyn K.  
Kirkpatrick

**VOTING NAY:**

None

**ABSENT:**

Ross Miller, Michael Naft

**ABSTAIN:**

None

SEGERBLOM

The motion passes.

**ITEM 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 June 18, 2024, Zoning Meeting are ready for approval.

TICK SEGERBLOM

Can I have a...Our motion man has disappeared.

WILLIAM MCCURDY II

Move for approval.

TICK SEGERBLOM

There's a motion pending. Cast your vote.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II,  
Jim Gibson, Justin Jones, Marilyn K.  
Kirkpatrick

**VOTING NAY:**

None

**ABSENT:**

Ross Miller, Michael Naft

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes.

## ROUTINE ACTION ITEMS (4-27)

SAMI REAL

Next are the Routine Action Items which consist of Items 4 through 27 except items previously deleted and Item 4, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda. Additionally, staff has the following requests:

- Item 6, AR-24-400055 for UC-18-0406; replace the first and second current planning conditions with “remove the time limit.”
- Item 12, UC-24-0222. Add a current planning condition to read. Provide a pedestrian access easement for the public from Albert Avenue to Paradise Way.

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

WILLIAM MCCURDY II

Mr. Chair, I move for approval.

TICK SEGERBLOM

There's a motion, cast your vote.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II,  
Jim Gibson, Justin Jones, Marilyn K.  
Kirkpatrick

**VOTING NAY:**

None

**ABSENT:**

Ross Miller, Michael Naft

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes. Thank you.

### **ITEM 4 AR-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC:**

**HOLDOVER USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/ng (For possible action)

**ACTION:**

Approved with conditions.

### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

- 1 year to review as a public hearing;
- 2 years to review as a public hearing.

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

#### Public Works - Development Review

- Compliance with previous conditions.

#### 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 to inquire with 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.

#### SAMI REAL

Next on the agenda is going to be Item 4, AR-24-400047 for UC-22-0081; holdover use permits. Second application for review for the following: recreational facility, sale of produce/crops not grown on-site, allow customers on-site, farmer's market, allow live entertainment, food processing, retail sales and services, major training facility; and allow temporary outdoor commercial events without a timeframe limit and extended hours.

Waivers of development standards for the following: reduce the separation of proposed live entertainment from a residential use, alternative landscaping along the property lines, allow existing landscaping to Elkhorn Road, allow alternative landscaping adjacent to a less intense use, eliminate landscape finger islands, waive on-site loading requirements, reduce parking, allow alternative paving, waive off-site improvements, curb gutters, sidewalks, streetlights and partial paving.

And then design reviews for the following: a recreational facility and finished grade in conjunction with a proposed recreational facility on 25 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard alignment within Lone Mountain.

#### TICK SEGERBLOM

Good morning.

#### DAVID BROWN

Good morning. David Brown, 520 South Fourth Street on behalf of the applicant who's with me today, Harrison Gale, the owner of Greengale Properties, LLC. We appreciate Commissioner Kirkpatrick's time and efforts, and we did have a neighborhood meeting to update the neighbors as to where things stand. The LMA is done. It will be signed and finalized today. Both the drainage study and the traffic study have already, the wheels are in motion for both of those to occur. We're in agreement with the added condition of another review a year from now, and I'm happy to answer any questions if there are any.

#### TICK SEGERBLOM

This is a public hearing, Anyone here wishing to speak on this item please come forward.

#### CARLA PEARSON

Yes, Carla Pearson, that's P-E-A-R-S-O-N, one of the property owners in the area. Wanted to thank Commissioner Kirkpatrick for meeting with us and the other neighbors and we appreciate the applicant coming and talking to us and we hope

CARLA PEARSON

all of the issues that we agreed to be resolved will be taken care of before the next review. If they're not, we'll be back. Thank you so much.

TICK SEGERBLOM

Thank you.

MARY ANN MASON

Mary Ann, Mason, homeowner at Elkhorn Ponderosa 2. I'm at the fringes of the farmland and thank you for the neighborhood meetings, Commissioner Kirkpatrick. As was stated before, there have been changes that we feel are unreasonable that they have done, and it was not according to what was agreed on at the beginning and I hope that this will be considered for the residents in the neighborhood. Thank you.

TICK SEGERBLOM

Anyone else here? See no one. We'll close the public hearing. Turn over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. I just want to give a little bit of history for the residents. We changed the distance requirements on notification, so more people were brought into the conversation that weren't necessarily part of the first conversation. However, we did have a neighborhood meeting to address the concerns and so some of the concerns started with the film permits that Mr. Harrison received in the inside out venue that they had. So, we clarified that there was no actual Airbnb, so that was put that to rest. Mr. Harrison had to get some building permits due to some miscommunication with his production manager. So, he also did that. That structure is coming down so it was never meant to be permanent, so it should be starting to be taken down this week, but it was for a film permit, which you're well, anybody is well within their ability to get one of those.

There were a couple things. One, I wanted to address Carla's concerns and I think that our attorney reached out and sent you, how did the business license get done if they hadn't met all of the conditions. And the reason for is when you issue a business license, you check the zoning to make sure that it's what they were actually zoned for. And they did have that. There was some miscommunication on the traffic plan because we knew that Elkhorn was being done. When you started this, Elkhorn was going to go out to construction. I'm only putting all this on the record for future in case I get hit by a bus tomorrow or something, I want to make sure there's a record. So, there was some confusion on whether or not an additional traffic plan needed to be done. Mr. Harrison does have a little over 300 parking spots on site inside the gates, but there are some additional traffic things that he needs to do.

The drainage study is in process as alluded to by Mr. Brown. There was some miscommunication because there was no permanent structures on, did they need to actually do the drainage study? And the answer from our staff is, yes. So, they're working through that process today and we, particular in our office, never waive a drainage study just because we have a lot of areas that have different elevations, and no good deed goes unpunished when you waive a drainage study. So, Public Works would agree with that. So, then the conversation was about the sound study. The sound study is done and available. It's posted on your website, correct?

HARRISON GALE

It can be.

MARILYN K. KIRKPATRICK      Okay, so it can be. We'd like you to do that. There's a calendar also so that neighbors can go and see what the calendars look like. We are going to try and now that we have a list, send out notification. Your next event is September 14 or something?

HARRISON GALE      Sixteenth.

MARILYN K. KIRKPATRICK      Sixteenth. So, we'll try and notify the neighbors. There is a lighting plan, so we did talk to them, and the bulk of the events are set back on the far side of the 24 acres that he does have, which is closer to his home. And those other neighbors too would for sure be calling us. There were some conversations about where they could hear PA systems. It was not Harrison; it was somebody else within the neighborhood that had done those. But we are going to work with the neighbors to ensure that all of these things stay in compliance, that we keep you updated on what's going on in the neighborhood and I think that the website with the calendar will help all of us know what's going on. We did agree to do a couple additional reviews just to make sure.

It's really hard and maybe Sami, when we put out the notice of all the things, which has been way paired down to what we originally started with. There was camping and all these other things, but as we tried to explain, these are consistent with the farm that's out there. These are consistent with Gilcrease that's out there. So, although in our terms when it says retail sales, it's so if you have a farmer's market so that you can actually sell the product that you have when it says... So, it's not necessarily commercial but it's conducive to the neighborhood. It's just the way that we have to put it out there for our stuff.

So, I think Carla addressed all the concerns that we talked about, yep? And Harrison is aware, and he keep trying to stay involved with the neighborhood. So, we'll help where we can. So, with that I would make a motion to approve the review and then to just add two more, so we have a total of three reviews, which is this one, which is what I committed to the neighbors, three years. So, this one and then two additional ones, so we can make sure that it's up and running and nothing changes. Does that meet everything? Does that kind of replay the whole history? Okay, perfect.

All right. And so, the crazy thing is when we do reviews, I wish we could say something on the agenda that this is just bringing you back to make sure that there's no complaints and that they're keeping in line with everything they do. But I know that's probably not something that we can do, but for the future we'll try and get out in front of it. That's my motion, Mr. Chair.

TICK SEGERBLOM      We'll transcribe what you said and put it out there.

MARILYN K. KIRKPATRICK      Listen, I like a little bit of minutes on the record for folks.

TICK SEGERBLOM      There's a motion. Cast your vote.

MARILYN K. KIRKPATRICK      No, two total plus this one. So that's three years, which is more than what we've done for anybody, but Mr. Harrison agreed to do that, Mr. Gale.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II,  
Jim Gibson, Justin Jones, Marilyn K.  
Kirkpatrick

**VOTING NAY:**

None

**ABSENT:**

Ross Miller, Michael Naft

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes. Thank you. And that you for coming.

**ITEM 5 AR-24-400048 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:**

USE PERMIT FIRST APPLICATION FOR REVIEW for exotic animals (wolf-dog hybrid).

WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEWS for the following: 1) exotic animals (wolf-dog hybrid) facility; 2) a grading plan within a Hillside Area; and 3) alternative development standards in conjunction with an existing single-family residence and accessory structures on a portion of 21.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/lm/ng (For possible action)

**ACTION:**

Approved with conditions.

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at [septic@snhd.org](mailto:septic@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.

Animal Control

- Yearly inspections to be completed by Animal Control.

**ITEM 6 AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for reduced parking in conjunction with a quasi-public facility (youth referral service) on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action)

**ACTION:**

Approved with conditions.

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

**ITEM 7 AR-24-400065 (UC-0652-14)-CHURCH ST JOHN BAPT GREEK ORTHOD:**

USE PERMITS SIXTH APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.

DESIGN REVIEW for a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally



located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/jud/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL –**  
Comprehensive Planning

- Until September 3, 2027 to review or UC-0652-14 will expire unless the application for review is extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

**ITEM 8 ET-24-400057 (NZN-21-0747)-RED ROCK RV PARK, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

**ACTION:** Deleted from the agenda (held to August 7, 2024, per the applicant).

**ITEM 9 ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL –**  
Comprehensive Planning

- Construction must be diligently carried on until completion of the project unless extended with approval of an extension of time;
- 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 a lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

**ITEM 10 UC-24-0231-CHOICE 3D LLC:**

USE PERMIT for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays. Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action)

**ACTION:** Approved with conditions.

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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 owners wish to have their buildings purchased Or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing sanitary sewer infrastructure within the project boundaries; please continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of District sewers, PRE and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project; and tunnels are required to be at least 40 feet deep at major streets. Plan Review Requirements:

Regardless of discharge location:

1. Show connection location on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
2. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
3. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
4. It is assumed that every underground structure is going to have perforated pipe around it. Show otherwise or show where this pipe is discharging to. No groundwater is allowed to discharge to sewer.

If discharging into Storm Drain:

1. Upload supplemental plans approved by the Building Department (CCBD) and/or Public Works (CCPW) to the PIPES Portal for CCWRD review.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

**ITEM 11 VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**

VACATE AND ABANDON a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action)

**ACTION:** Approved with conditions.

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

**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 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; and that fire/emergency access must comply with the Fire Code as amended.

**ITEM 12 UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**

USE PERMIT for a multi-family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) modified driveway design standards.

DESIGN REVIEW for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verdes Street and the south side of Albert Avenue

within Paradise. TS/JG/md/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL –**  
Comprehensive Planning

- Expunge the Use Permits, Waivers of Development Standards, and Design Reviews associated with ZC-1777-06;
- Provide a pedestrian access easement for the public from Albert Avenue to Paradise Way;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash improvement project;
- Gates not open in to the right-of-way.
- Applicant is advised that 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.

Department of Aviation

- For that portion of the property located within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion of the property located within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion of the property located within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion of the property located within the AE-60, Incorporate an exterior to interior noise level reduction of 30/35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 30 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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 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; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0257-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 13 VS-24-0250-GLENCOE PROPERTIES INC:**

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action)

**ACTION:** Approved with conditions.

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

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

**ITEM 14 WS-24-0249-GLENCOE PROPERTIES INC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth. DESIGN REVIEW for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action)

**ACTION:** Approved with conditions.

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.

- 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0259-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 15** WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.

DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action)

**ACTION:** Approved with conditions.

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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey.

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 #0009-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 16** ZC-24-0239-HUNGRY JOSE LLC:

ZONE CHANGE to reclassify 2.21 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley (description on file). JJ/bb (For possible action)

**ACTION:** Approved with conditions.

CONDITIONS OF APPROVAL –  
Southern Nevada Health District (SNHD) - Engineering

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

proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

**ITEM 17 UC-24-0240-HUNGRY JOSE LLC:**

USE PERMIT for an accessory dwelling in conjunction with an existing single-family residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) reduce setbacks on 2.21 acres in an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley. JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

**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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

**ITEM 18 ZC-24-0247-HUGHES HOWARD COMPANY, LLC:**

ZONE CHANGE to reclassify 231.39 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for Summerlin Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South (description on file). JJ/jor (For possible action)

**ACTION:** Deleted from the agenda (held to August 7, 2024, per the applicant).

**ITEM 19 UC-24-0248-HUGHES HOWARD COMPANY, LLC:**

USE PERMIT for modified development standards.

WAIVER for a modified sidewalk ramp.

DESIGN REVIEWS for the following: 1) establish a development plan for Village 17C; and 2) a proposed single-family residential development on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

**ACTION:** Deleted from the agenda (held to August 7, 2024, per the applicant).

**ITEM 20** TM-24-500055-HUGHES HOWARD COMPANY, LLC:

TENTATIVE MAP consisting of 412 lots on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community for Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

**ACTION:** Deleted from the agenda (held to August 7, 2024, per the applicant).

**ITEM 21** ZC-23-0915-ROOHANI RAMAK:

HOLDOVER ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)

**ACTION:** Deleted from the agenda (withdrawn without prejudice).

**ITEM 22** ZC-24-0256-MOCA, LLC; ET AL:

ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

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

**ITEM 23** ORD-24-900190: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BP Durango LP for a commercial development on 1.3 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

**ACTION:** Adopted (Ordinance 5156).

**ITEM 24** ORD-24-900218: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Eagle Promenade LLC for a commercial development on 2.0 acres, generally located west of Rainbow Boulevard and north of Eldorado Lane Avenue within Enterprise. MN/dd (For possible action)

**ACTION:** Adopted (Ordinance 5157).

**ITEM 25** ORD-24-900222: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Axiom 3, LLC for a multi-family residential development on 4.5 acres, generally located south of Sunset Road and west of Montessori Street within Spring Valley. MN/lg (For possible action)

**ACTION:** Adopted (Ordinance 5158).

**ITEM 26** ORD-24-900250: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.7 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/lg (For possible action)



**ACTION:** Adopted (Ordinance 5159).

**ITEM 27** ORD-24-900288: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single-family residential development on 2.0 acres, generally located north of Blue Diamond Road and west of Inspiration Drive within Enterprise. JJ/lg (For possible action)

**ACTION:** Adopted (Ordinance 5160).

**NON-ROUTINE ACTION ITEMS (28-43):** These items will be considered separately.

**ITEM 28** UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:

HOLDOVER USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Athletic field lighting to be turned off by 9:00 p.m. daily;
- 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 for Patrick Lane to the back of curb, 25 feet for Sobb Avenue to the back of curb;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Patrick Lane improvement project;
- 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;
- Coordinate with adjacent parcel for the vacation of Sobb Avenue;
- If the adjacent parcel does not vacate Sobb Avenue, applicant will be responsible for the vacation of Sobb Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 #0226-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 28, UC-24-0209, holdover use permit for a school. Waivers of development standards for the following: eliminate parking lot landscaping, increase retaining wall height and reduce throat depth. Design review for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane in the east side of Jim Rogers Way within Spring Valley.

TICK SEGERBLOM

Good morning.

STEPHANIE ALLEN

Good morning. Mr. Chairman, Commissioner. Stephanie Allen, 1980 Festival Plaza Drive. Here on behalf of the applicant, the Amplus Academy. This property is located near Durango and Patrick. There's an existing campus located right here at the corner of Jim Rogers and Patrick. The Amplus Academy owns the additional five acres just to the east of the property. So, this proposal actually was approved a couple of years ago, back in 2020, and unfortunately it expired, which gave us an opportunity to actually look at it a little bit closer and I think actually improve the site plan for the expansion. Before I get into the site plan, the expansion is not for increased enrollment, it's just for increased facilities and additional amenities for the existing students on the property. So, really this is an opportunity to expand their educational experience as well as offer some multipurpose and sports facilities on the property.

This is part of the overall UNLV Research Park. This is just a kind of backed-up version of it. There's already some existing office and industrial and medical, but I show this only so you can see eventually there are big plans for the rest of this property with UNLV. Most importantly, this parcel here will be developed out and will be a better buffer for the residential to the east. I bring that up because there were concerns at one point with the athletic lights, the lights that are going to be on the athletic facility. So, I just wanted to highlight that there is development coming in plans for the rest of this Research Park at some future date.

So, this is the new improved layout and I show this because the queuing on the property will be significantly improved and that is something Amplus has been working hard to improve. Right now, there are a lot of students that come and not the best queuing opportunities, although they have improved significantly. So, you can see here we've got significant additional queuing that will occur for pick-up and drop-off, but mostly pickup off of Patrick here, and then also off of what is Sobb right now, and this was recently vacated, it'll still be utilized as a private street but it's no longer a public street.

The expansion is for sports facilities here, mostly soccer facilities. There will be a building along the north property line, which is a great buffer again between the residential to the north and these new facilities on the parcel. This building is approximately 30 feet in height, and it'll just include some multipurpose rooms, additional classrooms and support for the sports facilities. There's also some concession buildings located here and there will be a pedestrian bridge that will

STEPHANIE ALLEN

connect the two campuses, which is a really cool addition and also will allow for again that safety and the queuing that is needed on the property.

We very much appreciate staff's approval of the expansion. This is, I think as I mentioned, a better version than the 2020 version that was approved. There's two conditions that staff had some concerns with. First was there's some fill and increased wall height along this eastern property line that's needed. We've worked with staff and come up with a little bit of a revised plan that we submitted into the record just to, because of that fill we're going to make sure that we tier it down as we get closer to Patrick. So, this is east to west. Sobb would be, or excuse me, this is actually south to north, it's labeled wrong. This is Sobb and this would be Patrick. This fence would tier down. As you can see along Patrick, the maximum retaining would be six foot four inches and there will be view fencing on top of that wall. So, in working with staff that addressed I think most of their concerns with respect to that wall and that's just on the eastern edge of the property.

The second waiver that there were some concerns with were, we're asking to waive the parking lot landscape fingers in this area here. We have provided the landscaping around the perimeter. You can see in green these are the trees that we've provided around the site. In fact, we exceed the landscaping. There's 48 trees required and we have 61. But the reason for this is it helps significantly with the queuing situation just to have that flexibility for cars to move over when they're picking up and not have landscape fingers that add to, I guess obstacles there. So, while there will be parking on site for students, the pickup and drop-off is really the very significant piece here and that was the reasoning and the thought process behind asking to waive those landscape fingers. But as you can see, we've added the trees in other locations and in fact we exceed the tree requirement.

On the prior application, with respect to the lighting, there were 60-foot lights that were approved. We have reduced that significantly down to 40-foot lights and there was a prior condition that we could only use those lights 10 times per year. That condition is not on this application. However, we have worked with Commissioner Naft closely to ensure that the lighting is still addressed. So instead, we've agreed to a condition that the lights will be turned off every day by 9:00 p.m. That's consistent with other facilities and schools and parks in the area and we think that that's a fair condition. So, I did already email that to Ms. Real, she's got that condition, and we would ask for your approval today with that added condition. Otherwise, I am happy to answer any questions.

TICK SEGERBLOM

This is a public hearing, Anyone here wishing to speak? Seeing no one else, I'll turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair, and thank you Ms. Allen for your work on this project. Commissioner Naft asked me to handle this today and I appreciate the work on queuing. As he noted, sometimes the traffic queues all the way back into my district for the school. So, I think that this makes a lot of sense for making sure that the cars are on site as much as possible and off of the side streets.

So, with that, I'll go ahead and move for approval of agenda item number 28 with the additional conditions have been read in today with regards to lighting, wall and... I guess just lighting and the wall, right?

SAMI REAL Yes. I think it's just the lighting. We already have the revised plans for the wall, correct.

JUSTIN JONES All right, perfect.

TICK SEGERBLOM All right there's a motion. Cast your vote.

**VOTE:** **VOTING AYE:** Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick

**VOTING NAY:** None

**ABSENT:** Ross Miller, Michael Naft

**ABSTAIN:** None

TICK SEGERBLOM That motion passes.

STEPHANIE ALLEN Thank you very much, appreciate it.

### **COMPANION ITEMS (29-30)**

#### **ITEM 29 VS-24-0258-SOUTH JONES LLC-SERIES B:**

VACATE AND ABANDON a portion of right-of-way being Jones Boulevard located between Palmyra Avenue and Darby Avenue, and portion of a right-of-way being Darby Avenue located between Bronco Street and Jones Boulevard within Spring Valley (description on file). JJ/rg/syp (For possible action)

**ACTION:** Approved with conditions (Companion Item 30).

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

SAMI REAL And then Commissioners, we got notice that for the applicant for Items 29 and 30 may be running late so I didn't know if they were here since Item 4.

TICK SEGERBLOM I think he's here.

SAMI REAL Perfect. So, then we will keep these items in order. So, next are Items 29 and 30

SAMI REAL

which are companion, will be heard together.

- Item 29, VS-24-0258, vacate and abandon a portion of right of way being Jones Boulevard between Palmera Avenue and Darby Avenue and a portion of right away being Darby Avenue located between Bronco Street and Jones Boulevard within Spring Valley.
- And then Item 30, WS-24-0257. Waivers of development standards for the following: increased parking, reduced landscape buffer, modified residential adjacency standards and modified driveway design standards. Design review for an office complex on 1.6 acres in a CP (Commercial Professional) Zone, generally located on the west side of Jones Boulevard and the north side of Darby Avenue within Spring Valley.

TICK SEGERBLOM

Good morning.

SERGIO COMPARAN

Good morning. My name is Sergio Comparan. I represent the applicant in this case. Our address is 2525 West Horizon Ridge. I appreciate your understanding of me running late, I'm glad I made it. What I have in front of you here is the corner of Jones and Darby where our client is requesting the sign review to build three office buildings and replacement of two homes that are currently being used as office. So, the use essentially is the same and what they're proposing to do is clean up that corner, clean up that area and propose some nicer-looking buildings there for their use. I'd be happy to answer any questions you may have.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. I know that there were some concerns with entry and exit from Public Works. Jawaan, did you want to comment at all on where they're at? I think they made significant efforts to try and make this compliant, but I don't know if you want to chime in.

JAWAAN DODSON

Yeah, thank you Commissioner. Yes, they did work with us, and they moved the driveways as far west as possible and then they have an in and out exit on Jones and with the median. So, we don't really have any issues with the overall design of the site.

JUSTIN JONES

Okay, very good. Then I'll go ahead and move for approval of agenda Items 29 and 30.

TICK SEGERBLOM

There's a motion. Cast your vote.

SERGIO COMPARAN

Thank you.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II,  
Jim Gibson, Justin Jones, Marilyn K.  
Kirkpatrick

**VOTING NAY:**

None

**ABSENT:**

Ross Miller, Michael Naft

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes. Thank you.

**ITEM 30 WS-24-0257-SOUTH JONES LLC-SERIES B:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) reduce landscape buffer; 3) modified residential adjacency standards; and 4) modified driveway design standards.

DESIGN REVIEW for an office complex on 1.60 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Darby Avenue within Spring Valley. JJ/rg/syp (For possible action)

**ACTION:**

Approved with conditions (Companion Item 29).

**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;
- Full off-site improvements.
- Applicant is advised that 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.

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

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0256-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 31 WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce buffering and screening; 3) reduce driveway departure distance; and 4) reduce driveway throat depth.

DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action)

**ACTION:**

Approved with conditions.

**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 for Cougar Avenue and associated spandrel;
- Coordinate with Public Works - Development Review for the installation of a median island on Jones Boulevard;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Reconstruction of Cougar Avenue driveway will be required with any future development.
- Applicant is advised that 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.

#### 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 #0123-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

SAMI REAL

Next is Item 31, WS-24-0244. Waivers of development standards for the following: reduce landscaping, reduce buffering and screening, reduce driveway departure distance, and reduce driveway throat depth. Design review for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone, generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

CHRIS TEACHMAN

Good morning. Chris Teachman on behalf of the owner, 6280 South Valley View Boulevard, Suite 116. Here to present a roughly 10,700 square foot freezer storage type facility on roughly two acres. We did have a couple of waivers of conditions and one of the things that we wanted to point out that we did address based off the Town Board meeting.

The request was to add some fenestration on the west side to give it a little more street frontage, which we have done. We added some clear story windows along here. So, along with the landscaping that we're heavily putting the west side, we feel that this would appease the neighborhood and wanted to get your opinion.

The other thing, we did accept the denial so that the caliper size waiver that was recommended denial, we were okay with that and agree with all of other staff's recommendations. So, I'm happy to answer any questions you may have.

TICK SEGERBLOM	This is a public hearing. Anyone here wishing to speak on this item? Seeing no one. I'll close the public hearing and turn over to Commissioner Jones.	
JUSTIN JONES	Okay, and just to clarify, so you're withdrawing Waiver of Development Standards 1A?	
CHRIS TEACHMAN	Correct.	
JUSTIN JONES	Okay. All right, well then with that then I'll go ahead and move for approval agenda Item Number 31 with withdrawal of Waiver of Development Standard 1A.	
SAMI REAL	Commissioner, can I just ask the applicant if they submitted the revised plans to Planning? Because if not then I would recommend that we add conditions that addresses what those revised plans show.	
CHRIS TEACHMAN	We have not but we will. I'll do that right after this meeting.	
JUSTIN JONES	Are you comfortable with that?	
SAMI REAL	If you're comfortable with that.	
JUSTIN JONES	We don't like to do that. Just for the record, we don't like to do that, so.	
CHRIS TEACHMAN	Understood.	
JUSTIN JONES	Normally I'd hold you for two weeks and make you submit your revised plans. If Sami says it's okay, then I will go along with it.	
SAMI REAL	I'm going on his word that he will provide them today to the planner.	
CHRIS TEACHMAN	You have my word.	
JUSTIN JONES	All right, you're on the record. You have to provide your revised plans and that this application is subject to the revised plans. That's my motion.	
TICK SEGERBLOM	There's a motion. Cast your vote. And don't come back here unless you do this.	
CHRIS TEACHMAN	Understood. Thank you.	
<b>VOTE:</b>	<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick
	<b>VOTING NAY:</b>	None
	<b>ABSENT:</b>	Ross Miller, Michael Naft
	<b>ABSTAIN:</b>	None
TICK SEGERBLOM	Motion passes.	

**ITEM 32** ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1



(Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

**ACTION:** Deleted from the agenda (held to January 22, 2025, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

### COMPANION ITEMS (33-35)

**ITEM 33** ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: ZONE CHANGE to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)

**ACTION:** Approved with conditions (Companion Items 34 and 35).

#### CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 33, 34 and 35.

- Item 33, ZC-24-0252, zone change to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley.
- Item 34, VS-24-0254, vacate and abandon a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Anderson Street within Moapa Valley.
- Item 35, WS-24-0253. Waivers of development standards to reduce buffering and screening. Design review for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone, generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley.

TICK SEGERBLOM

Anyone here on this item?

RICHARD PIGGOTT

Hello, my name is Richard P-I-G-G-O-T-T from Maverick Incorporated. Our address is 185 South State Street in Salt Lake City, Utah. We are currently under contract to purchase this land in Overton, Utah. I mean sorry, not Overton, Utah. Get used to that. That's where we're headquartered.

TICK SEGERBLOM

We used to be part of Utah, but I think we excluded ourselves. We're outside the Zionese curtain.

RICHARD PIGGOTT

Yeah, so, what we're looking to do is part of this property is zoned commercial in

RICHARD PIGGOTT

the back half zoned residential and so we're looking to make it a continuous zone. Part of that reason why is our site was more pushed up towards Moapa Valley Boulevard, but due to drainage concerns from Clark County Flood Control, we've moved our building back to allow floodwaters to go along the front of the parcel if it ever gets to that situation. So, that's the need for us to rezone into a continuous use of commercial.

The other part is to meet the standards for the roadway right away. We are looking to dedicate portions of Bonelli Road and Jones Road that would accommodate the sidewalk that is going along around the property. The other condition was there's a part of our property and this was approved by Moapa Town Board, is instead of staggering the pine trees in this location up against where our field things are, we had to put them in a single row and that was the, instead of being staggered, we've put them in a singular row and that's the request for variance for development standards. If you have any other questions, I'm here and look for your concerns and comments.

TICK SEGERBLOM

Thank you so much. This is a public hearing. Anyone here for Moapa Valley? See no one. We'll turn it over to the Mayor of Moapa Valley. Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Yeah, thanks. Thank you for your development. We've been working pretty hard to redo that entire roadway there and it looks pretty good, so you'll be a good addition to it. I just have a concern though, and I tried calling Town Board Members and even there's no real discussion in the minutes about the enhanced landscaping in the back. So, I'm concerned that when you have the single row it really doesn't help with the visibility. This is why we have them double stack so that you don't see it.

So, if you don't see it then you don't get code complaints, you don't get all those other things. So maybe you could help me understand that because I am the one that doesn't do drainage studies or landscaping because it's so hard to get, and as you know, your property across the way has zero landscaping and we try not to do that.

RICHARD PIGGOTT

Correct. So, if it wasn't in the meeting minutes, part of this area, if you look up... Is this still on? Does this work? There we go. So, in this location it butts a residential duplex area right here and they already have an eight-foot concrete block wall. So that helps mitigate some of those screening concerns. In addition, we're planting the same number of trees is my understanding, and so that in just, they're not as staggered as possible. There will be some concerns in maintaining these evergreen kind of trees that you have to trim up from the bottom, so you don't have any loitering possibilities underneath those trees.

The screening effect you're going to get is similar to what is being... which is in the development standards. But the concern or the comments from Moapa Town Board was that the requirements that we're being asked to do here in this location with our landscaping is similar to or exceeding those of normal commercial development in the town of Overton. So, they felt that it was sufficient enough to be equal and fair to all the other people that have developed in the City of Overton. So that was why they went ahead and approved it.

MARILYN K. KIRKPATRICK Okay, well I personally don't agree with it. Let me ask this question so I can think about it for a second. What are you going to do with the Maverick across the street? Is it going to stay open or something?

RICHARD PIGGOTT Typically, what we do is leave it open, but in this situation, since it's so close, we'll probably close it down. When we close the store down, what we'll do is remove all the interior items, coolers, refrigeration or equipment inside the store itself. We'll pull the canopy outside, pull the pumps, excavate the tanks and remove those so that it's just a clean site for whoever comes in and uses as a retail building.

MARILYN K. KIRKPATRICK So, why did you pick evergreens? Because evergreens are probably one of the messiest trees that you could.

RICHARD PIGGOTT Everything it was just per Development Code standards. So those are-

MARILYN K. KIRKPATRICK That's our only choice?

SAMI REAL The code has consistently used evergreens because they don't shed their leaves. So, they always have some type of, we'll just say foliage and that's why we chose those for buffering so that in the wintertime or the summertime, there's always leaves on there and they provide continuous coverage and buffering throughout the year.

MARILYN K. KIRKPATRICK Well, I'm going to let you have the waiver on the trees, but here's what I want. So, you got to be in contact with our office, because at some point you may have to come back. If we get one complaint, and here's what I know about Overton. They agree to everything and then they'll call me the first day to complain about everything. We have this type of relationship and I get what they told you, but at the same time there were residents that were concerned about the visibility and your buildings 35 feet and the wall is eight, so it really doesn't do much for them. What you don't want, that's a small town. And so, every time something new comes in, the person behind blows up our Code Enforcement, calls every single day all day long for one piece of trash that went on their property or for the lighting was bothering them or... So, trying to protect you by putting in the double. But if you take the waiver, you take the risk and you have to leave our office a way to engage with you because we've not heard from you and we've heard about this project for a long time.

We don't waive drainage out there. We don't waive landscaping and we don't waive roads anymore because what then happens is then they expect Clark County to pay for all of that and we don't have that. We don't have those kind of dollars. So, I'll let you have the waiver at your own risk, but I want your cell phone number so I can call you the first-time Code Enforcement calls me because we only can get out there once a month.

RICHARD PIGGOTT I'm good with that. As you will. You may not know this. Maverick is a privately held company, so we own all our stores, there's not a franchisee. So, if you need to contact us, it's the same company that owns all the stores.

MARILYN K. KIRKPATRICK That's right. You're going to leave your cell phone number and I'm going to call

MARILYN K. KIRKPATRICK                      you.

RICHARD PIGGOTT                                That'll work.

MARILYN K. KIRKPATRICK                      All right. Thank you for developing out there and it'll look nice with everything else that's going on. So, we appreciate that. So, my motion would be for approval and to allow the waiver at his own risk of code complaints on Items 33, 34 and 35.

TICK SEGERBLOM                                 There's a motion. Cast your vote.

MARILYN K. KIRKPATRICK                      If you just want to leave your card with the Clerk. Perfect.

RICHARD PIGGOTT                                All right, thank you.

MARILYN K. KIRKPATRICK                      Thank you.

**VOTE:**    **VOTING AYE:**                                      Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick

**VOTING NAY:**                                      None

**ABSENT:**    Ross Miller, Michael Naft

**ABSTAIN:**    None

TICK SEGERBLOM                                 Motion passes. Thank you.

**ITEM 34** VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: VACATE AND ABANDON a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)

**ACTION:**    Approved with conditions (Companion Items 33 and 35).

**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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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; and that Nevada Department of Transportation (NDOT) permits may be required.

**ITEM 35 WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 33 and 34).

**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;
- Full off-site improvements;
- Applicant is advised that 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; and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 36 WC-24-400060 (NZN-22-0028)-AMH NV10 DEVELOPMENT, LLC:**

WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

**ACTION:** Deleted from the agenda (held until August 7, 2024, per the applicant).

**ITEM 37 AG-24-900342 HOLDOVER:** Discuss whether to initiate a Master Plan Amendment to the Southwest- Las Vegas Valley Transportation Map of the Clark County Master Plan, and direct staff accordingly. (For possible action)

**ACTION:** Staff directed.

**SAMI REAL**

Next are discussion items. Item 37 is AG-24-900342 Hold over, discuss whether to initiate a Master Plan Amendment to the Southwest Las Vegas Valley Transportation Map of the Clark County Master Plan and direct staff accordingly. Commissioners, this is a request from Commissioner Segerblom to direct staff to proceed with a plan amendment that would modify the transportation map that

SAMI REAL

would cover the portion of Las Vegas Boulevard from Flamingo to Sahara.

Currently, right now that portion of Las Vegas Boulevard is identified as an arterial with greater than a 200-foot width. Due to existing constraints and some requests along that alignment, we have been asked to come forward with an amendment to possibly reduce that width. And so, we direct you to direct us to evaluate that proposal and come back with a Master Plan Amendment.

TICK SEGERBLOM

Thank you. And this arose because the streets kind of curved the Peppermill, things like that stick out. The actual width of the street will not change, but it just allows for a consistency from because some of the older structures stick into what would be the right-of-way or whatever you want to call it. So, this is not going to change anything, but that was the recommendation of Public Works. So, Jawaan, thank you. You want to explain it?

JAWAAN DODSON

That's correct, Commissioner, between the portion from Sahara and Flamingo, we do have existing improvements from 95 feet to 120. So, this will allow us flexibility for our overall design for the widening of Las Vegas Boulevard with this amendment. So, we just ask for your direction.

TICK SEGERBLOM

All right, that's the direction, I think. Thank you.

**ITEM 38 AG-24-900379 HOLDOVER:** Discuss whether to initiate an application for a Master Plan Amendment for 5 parcels located on the north side of CC 215 and south of Bilpar Road, between Tenaya Way and Rio Vista Street, and direct staff accordingly. (For possible action)

**ACTION:**

Staff directed.

SAMI REAL

Next is Item 38, AG-24-900379. Another holdover to discuss whether to initiate an application for a Master Plan Amendment for five parcels located on the north side of Clark County 215 and the south side of Bilpar Road between Tenaya Way and Rio Vista Street and direct staff accordingly. Commissioners, this is a request from Commissioner Kirkpatrick that, where she's asking the Board to direct us to process a Master Plan Amendment.

There is five parcels in that area that are master plan for commercial uses. The subject parcels are zoned residential as are the surrounding area and a couple of those parcels are developed with residential uses. And so, this is a request to direct us to process a Master Plan Amendment to take the plan designation down to a residential designation.

MARILYN K. KIRKPATRICK

It's a unique area. The City annexed pieces of the corners, which then when we did our master plan in the 215, it abuts the 215 as well, we thought that whole area might go service commercial along that right of way, that frontage road that's there. But since, there's been discussion on the City side to put tiny homes in there, so we are trying to preserve the rest of the Ranch Estates' folks. Everybody across the street, everyone to the east is Ranch Estates and this will just put that back. Today, they are protected from the interlocal, but should the interlocal go away, they would not necessarily be protected. So again, another trying to maybe revisit and put it back to what it was because it was that for 50 years.

TICK SEGERBLOM So, is this another way to de-annex?

MARILYN K. KIRKPATRICK Yep. No, just kidding.

JUSTIN JONES We don't have that power yet.

TICK SEGERBLOM All right, thank you.

SAMI REAL We'll take that as direction.

**ITEM 39** ORD-23-900458: Introduce an ordinance to consider adoption of a Development Agreement with HD Post Buffalo, LLC for an industrial/commercial complex on 2.0 acres, generally located east of Buffalo Drive and north of Post Road within Spring Valley. MN/jm (For possible action)

**ACTION:** Introduced and set for public hearing on August 7, 2024, at 9 a.m. (Bill 7-17-24-1).

SAMI REAL Next are Ordinances for Introduction Items 39 through 43.

- Item 39 is ORD-23-900458 is for a Development Agreement with HD Post Buffalo, LLC for an industrial commercial complex on 2.0 acres.
- Item 40, ORD-24-900232 is a Development Agreement with The Rock, a Christian Church for a place of worship on 2.5 acres.
- Item 41, ORD-24-900262 is for a Development Agreement with Southwest Marketplace Station, LLC for commercial development on 16.2 acres.
- Item 42, ORD-24-900273 is for a Development Agreement with Century Communities Nevada, LLC for a single-family residential development on 14 acres.
- And item 43, ORD-24-900279 is a Development Agreement with Golden Sites, LLC for a single-family residential development on five acres.

Staff requests that you introduce the ordinances and set a public hearing for August 7, 2024.

TICK SEGERBLOM All right, I'll introduce the ordinance and set the public hearing for?

SAMI REAL August 7, 2024.

TICK SEGERBLOM August 7, 2024. Thank you.

**ITEM 40** ORD-24-900232: Introduce an ordinance to consider adoption of a Development Agreement with The Rock, a Christian Church for a place of worship on 2.5 acres, generally located west of Edmond Street and south of Pebble Road within Enterprise. JJ/lg (For possible action)

**ACTION:** Introduced and set for public hearing on August 7, 2024, at 9 a.m. (Bill 7-17-24-

2).

**ITEM 41** ORD-24-900262: Introduce an ordinance to consider adoption of a Development Agreement with Southwest Marketplace Station LLC for a commercial development on 16.2 acres, generally located east of Rainbow Boulevard and north of Windmill Lane within Enterprise. MN/lg (For possible action)

**ACTION:** Introduced and set for public hearing on August 7, 2024, at 9 a.m. (Bill 7-17-24-3).

**ITEM 42** ORD-24-900273: Introduce an ordinance to consider adoption of a Development Agreement with Century Communities Nevada LLC for a single-family residential development on 14.0 acres, generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/dw (For possible action)

**ACTION:** Introduced and set for public hearing on August 7, 2024, at 9 a.m. (Bill 7-17-24-3).

**ITEM 43** ORD-24-900279: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 5.0 acres, generally located west of Hauck Street and north of Serene Avenue within Enterprise. JJ/dw (For possible action)

**ACTION:** Introduced and set for public hearing on August 7, 2024, at 9 a.m. (Bill 7-17-24-4).

## **PUBLIC COMMENT**

SAMI REAL And then this is the last time set aside for public hearing.

TICK SEGERBLOM All right, public hearing. Ms. Coleman.

SAMI REAL Public comments, I apologize.

TICK SEGERBLOM Public comments. Ms. Coleman.

MARGARET ANN COLEMAN Yes. Good morning. Here's my paper. It has come to my attention that the State, the state officials, government officials, and also the Board of Commissioners, you have caused me emotional distress every day. I'm sweating outside and you're giving me no opportunities to go back in. The truth of the matter is indemnity is what you're causing when you... One is mistreated by another and neglect a negative feeling or spark when a situation is out of normal realm of society. When the situation or action that is considered to be unjust behavior occurs, the feeling of indemnation is experienced. Whereas I have to get into a situation with you of discussing, debating, trying to get indoors of a home that I'm entitled to, that I showed you I was the owner to the property. You have given not me the opportunity to do unclaimed property against Tom Hopper for his misconduct of not giving me my workman's compensation after 14 to 61 days with Deputy Shannon Mulhughes.

It was the third party giving the opportunity as the employee staff of the administration to give me that money and ordered by the court and a court order, 8204984 that was handed down. This matter has to go to judicial discipline review against a Judge Belinda, due to the fact of it is it has been proven and I



MARGARET ANN COLEMAN	have given the information and submitted it to the courts that I have the ownership. Now I have State Farm.
	I'm trying to get them to do the work, but you all are letting the rentee John Manese take his position of renting out my house or overthrowing me for sale, whereas I'm sitting outside. You want Ken Schump's dispensers to overthrow me. You want the halls to overthrow me, and they all were squatters. They burnt my house. One reason why I came to you when I did to help refinance it at the time, 2021. I have not gotten the respect from you at all. I've been asking for money.
TICK SEGERBLOM	Thank you, Ms. Coleman.
MARGARET ANN COLEMAN	I need money to have living arrangements while they fix it up. Who's going to call me?
TICK SEGERBLOM	Thank you. All right, anyone else here for public comment? Seeing no one, we'll close the... Oh, here we go, sorry.
PHILIPPE JARAMILLO	Philippe Jaramillo, Mardi Gras Hotel and Casino, 3500 Paradise Road. I apologize. I usually don't come down here. I filled out paperwork to speak on number 10. He called it. I was coming down and somebody beat me to the mic for number four. Is it okay if I address a question at number 10?
TICK SEGERBLOM	Please.
PHILIPPE JARAMILLO	That's regarding The Boring Company and the monorail system that they're planning. We own the Mardi Gras Hotel. We have had discussions with them unfortunately a few weeks ago, we informed them that we would be not moving forward with an easement and working with them, and we were very surprised to see that their application contains both of our parcels, yet we are not going to be working with them. So just wanted to let you guys know that if you approve the application, it's our parcels that they have no rights to build the tunnel under.
TICK SEGERBLOM	I apologize. So, Rob or Sami? Okay, we will talk to you. Hopefully we can pull it off at some point. But thank you. I apologize for not calling sooner.
PHILIPPE JARAMILLO	Thank you, very much.
TICK SEGERBLOM	Thank you.
PHILIPPE JARAMILLO	So, I just stay here?
TICK SEGERBLOM	Yeah, Rob. Appreciate it. All right. Anyone else here for final public comment? Seeing no one, we'll close the hearing and adjourn for, just close the hearing.

There being no further business to come before the Board at this time, at the hour of 9:49 a.m., the meeting was adjourned.

APPROVED:

/s/ Tick Segerblom  
TICK SEGERBLOM, CHAIR

ATTEST:

/s/ Lynn Marie Goya  
LYNN MARIE GOYA, COUNTY CLERK