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

**Clark County, Nevada**

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

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The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, July 16, 2025:

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

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## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

The meeting was called to order at 9:04 a.m. by Chair Segerblom with the following members present:

**Commissioners Present:**

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

**Absent:**

None

**Also Present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
Antonio Papazian, Deputy Director, Public Works  
JaWaan Dodson, Assistant Manager, Development Review  
Jewel Gooden, Deputy Clerk  
Emily Casimiro, Deputy Clerk

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**TICK SEGERBLOM**

Good morning, this is the Clark County Zoning meeting for July 16, 2025. Turn it over to Director Real.

**SAMI REAL**

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

**TICK SEGERBLOM**

This is the first period for public comment. Anyone wishing to speak on an item on the agenda, please clearly identify the item, why you are speaking on that item, and then tell us your name and spell your last name.

**MARGARET ANN COLEMAN**

Yes. Good morning, Commissioners. Item 36, 1 and 2. Item 1 is public comments, Item 2 is approving the agenda, and Item 36 is to adapt.

**TICK SEGERBLOM**

Those items aren't on the agenda, so those won't qualify. What's the third one?

**MARGARET ANN COLEMAN**

Excuse me?

**TICK SEGERBLOM**

I said the first, one and two, do not justify—

**MARGARET ANN COLEMAN**

And Item 36.

**TICK SEGERBLOM**

Item 36?

**MARGARET ANN COLEMAN**

Yes, that is to adapt and authorize the Chairman to sign a resolution to amend the Clark County Master Plan and add a new single-family resident plan, use categorized—

**TICK SEGERBLOM**

All right, let's hear your opinion on that item—

**MARGARET ANN COLEMAN**

Due to that, I'm speaking upon me having a new landmark, since I'm needing the respect upon my rural court order of control, A204984, that created identity theft. And that is of my home, 1316 Wizard. Due to being overwritten out of 1316 Wizard, I've been made as an immigrant as a United States citizen. HUD (U.S. Department of Housing and Urban Development) is continuously omitting my needs and being placed into the streets to be placed under HUD facilities. My daughter's safety is important, and myself, my son, my grandson, as a member. 1316 Wizard is the only place I have. Ownership item. Mormon Manor has been an ownership that has been issued, is being omitted to me and being overthrown by Mexicans and Filipinos to making me an immigrant party for taking over my home, 1316 Wizard.

I've been thrown into the streets for a year and a half, placed into the shelter concerning homelessness, and taking my rights. Now I am not an American citizen due to that, due to the theft of them taking my home, my finances, income, and my living arrangements. So, this is one reason why I'm speaking to you and putting William McCurdy II, Commissioner, up on the throne to contact me on this matter and straighten it out. Can you do that? My phone number is 702-23—

**TICK SEGERBLOM**

No, don't put your number on the record.

**MARGARET ANN COLEMAN**

Excuse me?

**TICK SEGERBLOM**

I said don't publicize your phone number, please.

**MARGARET ANN COLEMAN**

My name is Margaret Coleman. Thank you.

**TICK SEGERBLOM**

All right, thank you. Mr. Rojas.

**AL ROJAS**

Yeah, hi, my name is Al Rojas. The agenda says that any Item from 4 through 15, that would want be pulled off of the group agenda items that will be held in one motion. I want to pull out Item 7. I think the Commissioners and the community know what's happening in that area. I personally went down there. So even though the applicant may not be here, I'd like it for public record so the community knows what's happening there so we can know how to address the issues that are going on there with the homelessness. It's close to a wash area.

**TICK SEGERBLOM**

I'm happy to pull that off the agenda and just speak about it.

**AL ROJAS**

Okay, thank you.

**TICK SEGERBLOM**

All right. With that, we'll close the period for public comment and turn it over. Well, I won't turn it over to anyone. I'll see if anyone wants to make a motion. There's a motion?

**WILLIAM MCCURDY II**

No motion.

**TICK SEGERBLOM**

Oh, no motion. Oh, I'm sorry. Director Real.

## SEC. 3. AGENDA

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

**ACTION: APPROVED.**

**SAMI REAL**

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

Hold until the August 6, 2025, Zoning meeting:

- Item 16, ET-24-400143 (UC-22-0334)
- Item 17, UC-25-0410
- Item 22, VS-25-0383
- Item 23, UC-25-0382

Hold to the August 20, 2025, Zoning meeting:

- Item 5, AR-25-400063 (UC-22-0461)
- Item 20, VS-25-0365
- Item 21, UC-25-0364

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 5, 16, 17, and 20 through 23, the agenda stands ready for your approval.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning. Lucy Stewart, 1930 Village Center Circle, and I am requesting to hold Item 34 until the first meeting in August.

**TICK SEGERBLOM**

I'll approve that request. Thank you.

**MOTION**

**WILLIAM MCCURDY II**

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

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

3. Approval of minutes. (For possible action)

**ACTION: APPROVED.**

**SAMI REAL**

The third item on the agenda is the approval of the minutes. The minutes of June 18, 2025, Zoning meeting are ready for approval.

**MOTION**

**WILLIAM MCCURDY II**

More for approval of the minutes.

**TICK SEGERBLOM**

Motion to approve.

## VOTE

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

**TICK SEGERBLOM**

That motion passes.

## SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 15

### **SAMI REAL**

Next are the routine action items, which consist of Items 4 through 15, except items previously deleted, and Items 7, 13, 14, and 15, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

## MOTION

**WILLIAM MCCURDY II**

I move approval of routine action items.

**TICK SEGERBLOM**

There's a motion, cast your vote. Do you have a comment?

**ROBERT WARHOLA**

We're hearing Item 7 separately, correct?

**TICK SEGERBLOM**

Right. She thinks she mentioned that.

**ROBERT WARHOLA**

Did you read it?

## VOTE

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

**TICK SEGERBLOM**

That motion passes.

4. AR-25-400062 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:  
USE PERMIT SECOND APPLICATION FOR REVIEW for a heliport.  
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.  
DESIGN REVIEWS for the following: 1) heliport; and 2) final grading plan for a hillside development on 10.67 acres in an RS80 (Residential Single-Family 80) Zone. Generally located east of US Highway 95 and north of Cottonwood Cove Road within Searchlight. MN/nai/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Remove the time limit.

5. AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:  
USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.  
DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER THE APPLICANT).**

6. ET-25-400061 (DR-19-0352)-DIAMOND PM, LLC:  
DESIGN REVIEW THIRD EXTENSION OF TIME for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Until June 19, 2027, to commence or the application will expire unless 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 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.



7. WC-25-400060 (ZC-23-0309)-SOUTH NELLIS PSH, LLC:

WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Height of 6 foot decorative wall proposed along the east boundary may be increased to a maximum of 8 feet.

**SAMI REAL**

Next is Item 7.

- Item 7, WC-25-400060 (ZC-23-0309). Waiver of conditions of a zone change requiring an 8-foot-tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor.

**TICK SEGERBLOM**

Al, if you want to sit down, we'll call for public comment in a minute.

**JENNIFER LAZOVICH**

Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive, here today on behalf of the applicant. This is a supportive housing project that is being developed by Ovation. It is located just off of Nellis Boulevard. The purpose of the application today is, on the east side of the property there was a condition that we put in a wrought iron fence. We're asking to remove that condition and instead put in a solid block wall.

**TICK SEGERBLOM**

Thank you so much. This is a public hearing. Anyone wishing to speak on the public hearing?

**AL ROJAS**

Hello, my name is Al Rojas. I live at 2095 Homestake Mine Court in Sunrise Manor, in that area. I am a neighborhood watch person. I'm a member of a neighborhood watch group, and we've got many, many people in that area that are concerned about what's going on with the homeless issue.

Generally speaking, I support this development. There's a wash back here, a gigantic wash, and you've got Target and a bunch of small businesses in the area over here, and Knolls [Kohl's]. And what's happening is that right here, and I'm going to show you some pictures. A lot of the homeless are coming through, walking right through here, going in there, and I'm pretty sure they're going in there and smashing and grabbing as much as they can and then coming out here. It's a very hard area to maintain. I just wanted to address that to you.

Generally speaking, I do support this project, but I was very concerned, because are they asking for an 8-foot? Are we going to get an 8-foot wrought fence or a wall? So, what's happening is here— Let's see, can you guys see this? If you look here, this is the wall. On this side where there's a bunch of people that live there, there's an apartment complex. This is the fence that you're looking into to the wash. Okay and if you look here, if you can see this, this is the problem. There's a fence here right now. They're doing construction. The people are walking right through here and they're going in there, and who knows? I saw

about 10 people just walking by up and down. So, I'm not sure if they're going to put a wrought iron fence, that's fine, I would recommend 8 feet tall or a brick wall with— Here's another picture of it. And let's see, here's the wall on the other side. And here's the picture here where you could see the wall with two feet of wrought iron.

So, I would recommend either a wall with the wrought iron fence or a whole 8-foot wrought iron fence. And I do recommend that the Commissioners get in there and have them block this ASAP, because it's just creating more problems for you guys and for the community. That's all that I wanted to give, but generally speaking, anything 8 feet I'm good with. I think that'll do the job. Thank you.

**TICK SEGERBLOM**

And Ms. Lazovich, would you clarify how tall that wall is going to be?

**AL ROJAS**

I'm sorry, what was that again?

**TICK SEGERBLOM**

I'm asking Ms. Lazovich to, thank you.

**JENNIFER LAZOVICH**

Jennifer Lazovich. Right now, it was proposed to be 6 feet right there. I do know, though, that when we worked with a commercial property owner to the north, they asked us to put in an 8-foot block wall along the north boundary. So, at your discretion, if you would like to make this piece 8 feet, I think—

**TICK SEGERBLOM**

But that's not part of this application, right?

**JENNIFER LAZOVICH**

Well, I think it is in the sense that we were proposing a 6-foot block wall right here on the east. And so, I think the ask is maybe to go to 8 feet?

**TICK SEGERBLOM**

If that's fine with staff, that's—

**SAMI REAL**

Correct. So, you can add that as a condition, because right now they would be limited to 6 feet on the east. They're allowed to have 8 feet on the north.

**TICK SEGERBLOM**

Okay. So that's what we want, 8 feet on the east to match the north. But let me just say, this project is fantastic. This is going to be a model for around the valley. It's in partnership with UNLV (University of Nevada, Las Vegas) Mojave Clinic and it's a transitional housing area, brand new, which is unique to Las Vegas. So, I'm so excited to see this project being constructed and it's right there on the path. Once it's finished, that path, we're patrolling that every day, we're working with the homeless there, and so the neighborhood is being improved as we speak. But I appreciate your coming out.

**AL ROJAS**

(Inaudible).

**TICK SEGERBLOM**

All right, but this is going to be an incredible model, and I can't wait to take it around the valley. Thank you.

**JENNIFER LAZOVICH**

Thank you.

**MOTION**

**TICK SEGERBLOM**

I'm making a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**JENNIFER LAZOVICH**

Thank you.

8. **WS-25-0393-GRIMM NORTON 4, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone. Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance with UC-25-0218 and UC-25-0135;
- Full off-site improvements with UC-25-0218 and UC-25-0135.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicants are advised that Point of Connection (POC) requests have been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0075-2025 and #0115-2025 to obtain your POC exhibits; and that flow contributions exceeding CCWRD estimates may require another POC analysis. POC #0075-2025 is for the hotel and POC #0115-2025 is for the multi-family project.

9. [WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:](#)

[WAIVER OF DEVELOPMENT STANDARDS](#) to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action)

**ACTION: APPROVED.**

[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.

10. [WS-25-0421-HAND PROPERTY HOLDING COMPANY:](#)

[WAIVERS OF DEVELOPMENT STANDARDS](#) for the following: 1) eliminate setbacks; 2) eliminate building separation; and 3) reduce throat depth.

[DESIGN REVIEW](#) for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action)

**ACTION: APPROVED.**

[CONDITIONS OF APPROVAL -](#)

Comprehensive Planning

- Until June 5, 2026 to commence to match the current expiration date of UC-24-0158.
- Applicant is advised the application must commence by the date above 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

- Full off-site improvements.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0096-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. ZC-25-0400-FOUNDATION CHRISTIAN CENTER:

ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Clark County Water Reclamation District (CCWRD)

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

12. WS-25-0401-FOUNDATION CHRISTIAN CENTER:

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

*(Companion Items 13, 14, and 15)*

13. ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:

ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 14 AND 15).**

**CONDITIONS OF APPROVAL -**

Southern Nevada Health District (SNHD) - Engineering

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

**SAMI REAL**

Thank you. Next are companion Items 13 through 15.

- Item 13, ZC-25-0408. Zone change to reclassify 1.06 acres from a CG (Commercial General) Zone to a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley.
- Item 14, VS-25-0405. Vacate and abandon a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley.
- Item 15, DR-25-0407. Design review for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley.

**TICK SEGERBLOM**

Good morning.

**BONNIE MCGREW**

Good morning. Bonnie McGrew.

**TICK SEGERBLOM**

You have to speak into the microphone or hold the mic.

**BONNIE MCGREW**

Bonnie McGrew representing—

**TICK SEGERBLOM**

Hold it a little closer.

**BONNIE MCGREW**

—Brimont Construction and Moapa Valley Telephone Company.

**TICK SEGERBLOM**

Can you hold it closer to your mouth?

**BONNIE MCGREW**

Yep. There?

**TICK SEGERBLOM**

There we go.

**BONNIE MCGREW**

Okay. We're asking for the zone change from CG to PF, and that'll put us in conformance with the master plan for the community and it'll match all of the Title 30 requirements that are now in place. Number two on the agenda is the vacate and abandonment of the public right-of-way that there is now, and we don't really know why they got it in there. It was very, very—it was done a long time ago. So now in order to be conforming, we need to abandon that so that we don't have so many things to do. Because right now we have a fence and a gate right here. The public right-of-way is a crazy shape. It goes like this.

So, in order to conform with Title 30 and not have to move the fence and the gate about 6 feet in, we need to abandon that and just make it a public access, and we can do that. And then on the design review, we are going to put up another metal building that's exactly like the other ones. It's open, it's enclosed on three sides, and it's open on the north side away from public view. It will house all of the equipment and all of the supplies that are sitting outside now.

**TICK SEGERBLOM**

All right, does that complete your presentation?

**BONNIE MCGREW**

That does.

**TICK SEGERBLOM**

All right, thank you so much. Anyone here wishing to speak? Seeing no one, we'll turn the public hearing over to Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Yeah, thank you, Mr. Chairman. So Bonnie, we have a history in Moapa Valley of building within the right-of-ways, and it just creates nothing but problems. So, we're having to do a master plan amendment because everything that's built is in a right-of-way, and then it creates problems for people later. So, one, I want to get stuff on the record because it always gets misconstrued and Clark County gets blamed. So,

when I'm long gone and this is still here, I want the record to be very clear on what the expectation is. And I want to make sure that you understand that we can't guarantee, and I'm going to let Public Works chime in, but we can't guarantee that you won't have to move that fence. That is the ADA (Americans with Disabilities Act) access that we need to maintain per all kinds of federal rules. So, you can't pick and choose when we can do it.

So, you've got to give us some of that easement back. And what happens very often in Moapa, Logandale, and Overton is the paperwork never gets completed. And then you come, not you, but then the applicant comes to the county and says, "We hate the county, they did all these things terribly, da-da-da-da-da." "It's all their fault." And it's not. So, we're just trying to clarify the record, and you may very well have to move that fence. So, we have said it 15 times, and I don't want the record to be wrong, because it is ADA compliant. But JaWaan, do you want to chime in a little bit more?

**JAWAAN DODSON**

That's correct, Commissioner, thank you. Although they're vacating the right-of-way to get the fence out, we do need a pedestrian access easement. So that pedestrian access easement is to maintain our ADA ramp. So, if that easement encompassed the fence, they will need to relocate the fence.

**MARILYN K. KIRKPATRICK**

So, you've got a couple options here. And I have zero patience, because one, we have tried to explain this 50 times and we got nowhere, and as usual when it comes to the paperwork, nobody wants to sign it, but we can't go back and undo something. So, I can hold it, but I'm not debating across the aisle today. We're not debating. We tried to meet with you guys, and they tried to tell you why it needed to happen. Regardless, I know that there's a fence permit in. That doesn't justify that, that's a block wall, it doesn't justify that you won't have to move that fence. I have an ADA complaint. And if you really want to go down this road, I received 50 locations where people out there are complaining that they're not ADA compliant, and I'm not trying to add a 51. So, you've got to choose shortly.

**BONNIE MCGREW**

I have some pictures.

**MARILYN K. KIRKPATRICK**

Nope.

**BONNIE MCGREW**

Of where it—

**MARILYN K. KIRKPATRICK**

Bonnie, would you like to hold it? But we're not, I don't know, I'm telling you I don't have the ability to waive the ADA compliance and maintenance issue that I'm required to do. So, all I'm saying is, you cannot promise your client that we won't have to move that fence. And you have to give us that easement back so we can maintain it.

**BONNIE MCGREW**

I think that we were getting a public access. When we spoke with JaWaan, he said that we needed to take away the right-of-way easement and give a—

**DEPUTY CLERK**

Excuse me, Mr. Chair, could we have the applicant speak into the microphone so it's on the record?



**BONNIE MCGREW**

Okay, sorry. When we spoke to JaWaan, he said that we needed to take away the public right-of-way and give an access for the driveway for the right—

**MARILYN K. KIRKPATRICK**

I understand that, but the way that this works, you said on the record, "We're going to put our, so we don't have to move our fence." And I'm telling you, you cannot say that because I cannot promise that to folks.

**BONNIE MCGREW**

So then how do we find out?

**MARILYN K. KIRKPATRICK**

Well, we tried to meet with you 15 times to explain this before we're here today. And this is my point, this is why I took it off consent. Because you can't say that on the record, muddy the record, and then come back in a year and say, "Now you're making us move my fence." Because then I've got to take the calls. And I am telling you ADA is something that that community is asking for. So, I don't know, Antonio, I'm not designing at the podium. Unless you have a quick thing to put on here, I don't understand why you don't appreciate the staff wanting to work with you before we get here. You cannot say that you're not going to have to move that fence, because likely you are. And you put it on the record, and I know how this works, you would come back and say, "But I said it and you didn't disagree."

So, this is why we're having the conversation. And I'm sorry, but we tried to work outside of this parameter to— I'm tired of fighting right-of-way issues in Moapa Valley. I've spent more time amending transportation elements. I've spent more time with residents that bought homes that didn't know that their home's set in the middle of the road. I keep trying to fix wrong things.

So, I would do this. I will trail it, and if we can figure out something at the very end, otherwise you've got to hold it, or we got to put a condition on that says you're going to give me the easement and there's no promises to— We work well with the television district. We want it to be a public facility, we want all those things, but we want to maintain the ADA compliance stuff. So, you've got a couple seconds to tell me, what would you like to do? Because we tried to do this on the phone and we tried to do this—

**BONNIE MCGREW**

Can we just trail it until after?

**MARILYN K. KIRKPATRICK**

Yep. Happy to do that. And we'll see if JaWaan, I have 10 more items myself—

**TICK SEGERBLOM**

JaWaan can you talk to her maybe?

**MARILYN K. KIRKPATRICK**

If there's a way to figure out if there's a condition that can be put on.

**TICK SEGERBLOM**

JaWaan's going to talk to you and maybe, I'm not sure.

**MARILYN K. KIRKPATRICK**

But Bonnie, JaWaan's not going to say anything different than we've said the last 10 times. Okay? It's not changing. I'm not changing it.

**BONNIE MCGREW**

It was JaWaan who told us what we needed to do.

**MARILYN K. KIRKPATRICK**

I understand that, but you also said on the record that you're not moving the fence, and you might have to. I need you to understand that. That is what we've been trying to press upon you. So, JaWaan will come tell you one more time and then we'll see if we can fix it at the end.

**TICK SEGERBLOM**

All right, we're going to trail this to the end of the agenda.

*(Trailed and heard after Item 61)*

**SAMI REAL**

Commissioners, if we could take this time and go back to Items 13 through 15, before we get into the ordinances?

**MARILYN K. KIRKPATRICK**

Do we have a resolution, Bonnie?

**BONNIE MCGREW**

Yep. We're going to do what needs to be done.

**MARILYN K. KIRKPATRICK**

Perfect. Okay.

**BONNIE MCGREW**

So, I'll get with JaWaan—

**TICK SEGERBLOM**

We all learn the hard way. That's what we do.

**BONNIE MCGREW**

I'll get with JaWaan, and he can help me through this. I guess we need to refi—

**MARILYN K. KIRKPATRICK**

Remember Jawaan works for the entire county, though. He's got this much time, so—

**BONNIE MCGREW**

Yeah, that's good. We'll get—

**MARILYN K. KIRKPATRICK**

JaWaan, is there a specific condition that you need on there? Or we just read into the record that we must give the easement back for the ADA, or Antonio, whoever.

**JAWAAN DODSON**

Yeah, thank you Commissioner. We'd like to add the condition: no fence or gates within the pedestrian access easement or right-of-way. So, then they would have to move their fence and grant a pedestrian access easement over the vacated area.

**MOTION**

**MARILYN K. KIRKPATRICK**

Okay. My motion would be for approval with the additional condition. Everybody's good? There's ways to put the fence without tearing down the entire wall, but we got to get a vote.

**BONNIE MCGREW**

Yeah, we just have to move the gate. We're going to have to move the entire building.

**MARILYN K. KIRKPATRICK**

Perfect. You'll thank me a year from now, I promise.

**BONNIE MCGREW**

We'll do it.

**MARILYN K. KIRKPATRICK**

All right, Sami, do you need any other clarification?

**SAMI REAL**

Commissioners, can I clarify with Public Works that an existing condition to grant easements to prevent land-locking individual parcels needs to either be deleted or remain?

**JAWAAN DODSON**

Yes, please. That condition needs to be deleted as well. Yeah.

**MARILYN K. KIRKPATRICK**

All right, thank you.

**TICK SEGERBLOM**

All right.

**BONNIE MCGREW**

Thank you.

**MARILYN K. KIRKPATRICK**

That's my motion.

**TICK SEGERBLOM**

There's a motion, cast your vote.

## VOTE

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

### **BONNIE MCGREW**

Thank you.

### **MARILYN K. KIRKPATRICK**

Thanks, Bonnie. Have a great day.

### **TICK SEGERBLOM**

Motion passes.

#### 14. VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:

VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 13 AND 15).**

#### **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 pedestrian access easement;
- No fencing or gates within the pedestrian access easement or right-of-way;
- 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 nothing over 24 inches in height is permitted within the sight visibility zone.

#### 15. DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:

DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 13 AND 14).**

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Grant pedestrian access easement;
- No fencing or gates within the pedestrian access easement or right-of-way.
- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

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

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

## SEC. 5. NON-ROUTINE ACTION ITEMS 16 THROUGH 67

### 16. ET-24-400143 (UC-22-0334)-SLOAN VENTURES 90, LLC:

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) existing restaurant and related facilities; and 2) an existing vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth.

DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an RS80 (Residential Single-Family 80) Zone, an IL (Industrial Light) Zone, and an H-2 (General Highway Frontage) Zone. Generally located east of Las Vegas Boulevard South and the north and south sides of Sloan Road within the South County Planning area. JJ/tpd/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

17. UC-25-0410-K & J PARTNERSHIP:

USE PERMIT for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.

DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

*(Companion Items 18 and 19)*

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

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

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

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**SAMI REAL**

All right, so next on the agenda is Items 18 and 19.

- Item 18, VS-25-0305. Holdover vacate and abandon easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way; portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road; and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley.

- Item 19, WS-25-0306. Holdover waivers of development standards for the following: reduce and eliminate buffering and screening; increase retaining wall height; eliminate electric vehicle parking; and reduce throat depths. Design review for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley.

#### **TICK SEGERBLOM**

Good morning.

#### **STEPHANIE GRONAUER**

Good morning, Mr. Chairman, Commissioners, Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant. This property is located just north of Warm Springs. It's on the west side of Tenaya Way. It's about 6.5 acres, and it's currently planned and zoned for industrial. You can see on this land use plan all the blue is planned for industrial, with some commercial to the south of the property.

The zoning was approved back in 2024, you can see here for light industrial, which is consistent with all of the other blue around the property, as well as some commercial to the east and to the south. We very much appreciate staff's recommendation of approval on everything except for one waiver. You can see here on the site plan there's two warehouse buildings on the site, about 90,000 square feet on the southern portion of the site and about 50,000 square feet on the northern portion of the site.

The dock doors are faced internally strategically so that you won't see them from the roadway. These are one-story warehouse buildings that really look a lot more like office flex with a maximum height of 42 feet in height. Access is planned from Tenaya as well as Arby. And the one waiver that staff is not supporting is the request to waive the EV (electric vehicle) charging parking spaces. There's a contemplation for eight parking spaces on here. We would like to offer a condition that would provide for eight EV capable spaces. And the reason is, currently at the moment we don't think there's going to be a lot of traffic or a need for EV parking spaces, but we're happy to make those capable if the use changes at some point or there is a tenant in here that does demand for their employees EV parking.

And so I did send that condition to Sami. It would just say provide eight EV capable parking spaces equipped for future EV charging. We also have two other conditions that we would like to offer into the record. You can see on the site plan we have an alternative landscape plan where we exceed the trees on the site, but we have oriented them slightly differently, mostly for the internal parking spaces. With warehouses it's difficult sometimes to have trees in the parking lot. But along this south property line we'd like to add 18 trees along this south property line. The condition would read relocate excess trees and/or add 18, 24-inch box trees along that southern property line, planted 20 feet on center. And again, the reason is just to provide a little additional buffering between our property and the commercial property to the south of us.

Lastly, we've been working with the property owner immediately west of us on potentially having an agreement to do a shared access drive. This is a concept site plan that we did share with Public Works and that we've been working with that adjacent property owner. I think everyone's in agreement that a shared driveway would be beneficial to both our adjacent property owner and ourselves. And I think Public Works prefers that rather than having two driveways on Arby. So, this is a concept just to show you what it would look like. If the agreement is reached between the two property owners, we would like the flexibility to swap the plan out to allow for that shared drive. And I've drafted a condition that says, "permit an administrative change to allow for potential future shared drive with the adjacent property to the west, APN 176-03-402-001, in lieu of the current access driveway on Arby."

Again, there's not currently an agreement between the two property owners, but we've had this discussion with Public Works. My understanding is they're okay with this plan and I'm happy to submit it into the record, but currently we just don't have that agreement yet. So, if the Commission's willing to do that, we'd like to add that condition as well. With that said, again, we appreciate staff's recommendation of approval, and we'd ask for yours.

**TICK SEGERBLOM**

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

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. I think you captured it well that today my motion will be to approve plans presented, but we all would prefer to see that access provided through the shared driveway. So, the hope is that you can work with the land owner and the property owner to come up with an agreement. And so I am comfortable, it's a little bit unique, but I'm comfortable with that condition on this item and would move for approval of Items 18 and 19 with the three conditions read into the record related to the relocation of the trees, the eight EV capable parking spaces, and granting permission to work with Public Works on the alternative plan presented.

**TICK SEGERBLOM**

All right, there's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you so much.

**STEPHANIE GRONAUER**

Thank you so much. Appreciate it.

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

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

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

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



## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Relocate excess trees and/or add eighteen (18), 24-inch box trees along the southern property line, planted 20 feet apart on center;
- Provide 8 EV capable parking spaces, equipped for future EV charging;
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Permit an administrative change to allow for a potential future shared driveway with the adjacent parcel to the west (APN: 176-03-402-001) in lieu of the current access driveway on Arby Avenue;
- Applicant to combine parcels to prevent landlocking or provide an access easement of 25 feet minimum from APN 176-03-402-003 to APN 176-03-402-002;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0166-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## 20. VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER COMMISSIONER NAFT).**

## 21. UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5)

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waive full off-site improvements; 6) reduce driveway throat depth; and 7) eliminate right-of-way dedication.

DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located south of Oquendo Road and west of Lindell Road within Spring Valley. MN/rg/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER COMMISSIONER NAFT).**

22. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

23. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

HOLDOVER USE PERMIT for a gas station.

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

*(Companion Items 24 and 25)*

24. VS-25-0396-MOYER, WILLIAM C. & DEBRA LYNN:

VACATE AND ABANDON easements of interest to Clark County located between SR 160 and Cougar Avenue, and Forester Street and Avery Street (alignment) within Red Rock (description on file). JJ/my/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 25).**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Provide paved legal access or alternative approved by the Division of Air Quality;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **SAMI REAL**

Next are companion Items 24 and 25.

- Item 24, VS-25-0396. Vacate and abandon easements of interest to Clark County located between SR 160 and Cougar Avenue, and Forester Street and Avery Street (alignment) within Red Rock.
- Item 25, WS-25-0414. Waiver of development standards for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of SR 160 and east of Forester Street within Red Rock.

#### **TICK SEGERBLOM**

Good morning.

#### **PAUL KENNER**

Good morning. Paul Kenner, 9711 Flat Ridge Road, representing the applicant, the owner. I'm not sure if this exhibit represents it as well as I'd like, but the property is located just west of the intersection of [SR] 160 and [SR] 159 on Blue Diamond, and the property owner has five acres that he is going through the process of doing a parcel map. And part of that process and going through the county's process, conditions have come up. One was to vacate the patent easements for this property, and that was the first request. And the second request is to construct Cougar Road Avenue, and it is on the south side of the parcel itself. I'll just show you. The unique thing about Cougar Avenue in this location, you have to go almost three miles to find those improvements to Cougar, because Cougar just, it has been dedicated in pieces but has not been constructed. And so, it is something that we've talked with Public Works and the owner is willing to dedicate Cougar, but we would request to waive the improvements for Cougar just because it's not connecting to anything, it would sit there like an island.

#### **TICK SEGERBLOM**

All right, does that complete your public presentation?

#### **PAUL KENNER**

Yes.

#### **TICK SEGERBLOM**

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

#### **JUSTIN JONES**

Thank you, Mr. Chair. Thank you for your presentation. As we discussed yesterday, we're comfortable with this application. However, as we expressed, Public Works is concerned that in the adjacent parcel there are some improvements that are within the existing right-of-way. And although I'm not going to condition the approval today on removal because it creates all sorts of other issues, I just will accept your representation that the owner will work with Public Works, provide the survey data that you promised, and then remove any other improvements that are in the right-of-way on the adjacent parcel.

**PAUL KENNER**

I have spoke to the owner, and we will comply with those conditions, or that request and provide that survey.

**MOTION**

**JUSTIN JONES**

Okay. Very good. All right, with that I'll go ahead and move for approval of agenda Items 24 and 25.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**PAUL KENNER**

Thank you.

25. **WS-25-0414-MOYER WILLIAM C & DEBRA LYNN:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of SR 160 and east of Forester Street within Red Rock. JJ/my/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 24).**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;

- Provide paved legal access or alternative approved by the Division of Air Quality.

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

26. VS-25-0412-SCHULTZ REFINERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain (description on file).  
AB/jud/cv (For possible action)

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

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**SAMI REAL**

Next are companion Items 26 through 28.

- Item 26, VS-25-0412. Vacate and abandon easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain.
- Item 27, WS-25-0411. Waivers of development standards for the following: reduce front setback; eliminate street landscaping; waive full off-site improvements; and reduce street intersection offset. Design review for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain.
- Item 28, TM-25-500096. Tentative map consisting of 8 single-family residential lots in common lots on 5.0 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning, Lucy Stewart, 1930 Village Center Circle, representing Toll Brothers. This is probably one of the more intact RNPs in the valley, and so—but most of these houses or lots were created and built under the old Title 30, which allowed you to have your front setback from the center line of the street. With the adoption of the new code, you now have to do it from the property line or from the front of the lot. And so, we're just asking to waive, to allow us to reduce the front setback so we'd be in keeping with the character of the area. In addition, as you can see, there are zero off-sites in the area. There's no curb, gutter, streetlights, or sidewalk and that's with intent because this area has always been adopted rural standards and so that's why we're asking to waive the full off-sites. And so, we're just requesting that we're able to keep the character of the area and build consistently with the character of the area, and we respectfully request your approval of all three items.

**TICK SEGERBLOM**

If that completes your presentation, this is a public hearing, anyone here wishing to speak? Seeing no one, we'll close the public hearing, turn it over to Commissioner Becker.

**MOTION**

**APRIL BECKER**

Yeah, I've looked through this neighborhood. It's going to be actually I think very nice. It fits with the characteristic of what's existing already, so I would move to approve it.

**TICK SEGERBLOM**

All right, there's a motion to approve. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**LUCY STEWART**

Thank you.

**27. WS-25-0411-SCHULTZ REFINERS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) reduce street intersection off-set.

**DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

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

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).

### Clark County Water Reclamation District (CCWRD)

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

## 28. TM-25-500096-SCHULTZ REFINERS, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

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

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion;

and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).

#### Building Department - Addressing

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

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

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

*(Companion Items 29, 30, and 31)*

#### 29. VS-25-0416-WORLD RESORT DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain (description on file). AB/jud/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 30 AND 31).**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.



#### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to construct a 5 foot asphalt path along Craig Road, and Bonita Vista Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### SAMI REAL

Next are companion Items 29 through 31.

- Item 29, VS-25-0416. Vacate and abandon easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain.
- Item 30, WS-25-0415. Waivers of development standards for the following: reduce setbacks; reduce and eliminate street landscaping; reduce gross lot area; allow an attached sidewalk; and waive full off-site improvements. Design review for a single-family residential development on 5.0 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita [Vista] Street within Lone Mountain.
- Item 31, TM-25-500097. Tentative map consisting of 8 single-family residential lots and common lots on 5.0 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Street [Road] and west of Bonita Vista Street within Lone Mountain.

#### TICK SEGERBLOM

Good morning, again.

#### LUCY STEWART

Good morning, Lucy Stewart, 1930 Village Center Circle, representing Toll Brothers. And this is similarly situated, it's in the same RNP neighborhood. This is Craig Road. As you can see there's no curb, gutter, sidewalks, streetlights, any of that. So, if we were to build it, we'd be the only piece there and I don't know that that does much for drainage. I suspect in the future there may be an SID (Special Improvement District), and then that way everything would be built consistently with landscaping, the sidewalk and all. And again, when I went back and I looked at all these lots here, they pretty much go to the center line of the street, and then I measured the setback and the setback as from the center line of the street. So, we're just asking to be again consistent with the area. With regard to the gross reduction of the gross area, that's only for one lot but it doesn't affect the net. We still meet the requirement for the net. So, with that we respectfully request your approval.

#### TICK SEGERBLOM

All right, this is a public hearing. Anyone here wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Becker again. Two items in one day. They're jumping.

#### APRIL BECKER

Again, we went around and round a couple of times and I just appreciate everybody working with me. We ended up deleting one of the homes. It was previously, I believe, nine homes in the development. We

went down to eight. I think that everything that you're asking for is consistent with the neighborhood. Again, to reduce the setbacks we're using the old calculations. And I believe this is a private drive, isn't it?

**LUCY STEWART**

Correct.

**MOTION**

**APRIL BECKER**

Yeah, so it definitely fits within what's surrounding it and I'm actually excited to see this come in. And they're going to be beautiful homes so I would make the motion, I will make the motion to approve.

**TICK SEGERBLOM**

There's a motion. Cast vote.

**ANTONIO PAPAIZIAN**

Commissioner.

**TICK SEGERBLOM**

Oh.

**ANTONIO PAPAIZIAN**

Can I please clarify one of our conditions?

**APRIL BECKER**

Yes.

**ANTONIO PAPAIZIAN**

Because they are constructing off-site improvements on Riley. One of my conditions are asking them to do something on Riley. Since they're already doing it, if I could just clarify applicant to construct a 5-foot asphalt path along Craig Road and Bonita Vista and just leave it at that because I do have at Riley and they are already doing Riley.

**APRIL BECKER**

I was just trying to make it easier for you but thank you for remembering that.

**ANTONIO PAPAIZIAN**

Thank you.

**LUCY STEWART**

And we agree.

**TICK SEGERBLOM**

All right, so with that motion amended or clarified, cast your vote.

## VOTE

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **LUCY STEWART**

Thank you very much.

## **TICK SEGERBLOM**

That motion passes.

### 30. WS-25-0415-WORLD RESORT DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce and eliminate street landscaping; 3) reduce gross lot area; 4) allow attached sidewalk; and 5) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 29 AND 31).**

## **CONDITIONS OF APPROVAL -**

### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road and Bonita Vista Street.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion

of the unincorporated county; for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.

31. TM-25-500097-WORLD RESORT DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

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

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road and Bonita Vista Street.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

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

32. WS-25-0301-MOLINA, BRENDA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6)

increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)

**ACTION: APPROVED.**

#### **CONDITIONS OF APPROVAL -**

##### **Comprehensive Planning**

- 1 year to complete removal of 5 feet of driveway along the northwest and replacing it with landscaping;
- 1 year to complete the building permit and inspection process of the existing shed, or the related waivers of development standards will expire unless extended with approval of an extension of time;
- 2 years to complete the building permit and inspection process of the garage conversion of 2 bedrooms and 1 bathroom, or the application will expire unless extended with an extension of time;
- Remove the storage building located along the northwest property line;
- A 5 foot wide landscape strip to be installed and/or maintained on both sides of the driveway within in the front yard.
- Applicant is advised that 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**

- Waivers of development standards #4a and #5 limited to 5 feet where 6 feet is required;
- Waiver of development standards #6 limited to a maximum of 35 feet 4 inches where 16 feet is the maximum.

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

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

**WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2A WERE DENIED.**

#### **SAMI REAL**

Next is Item 32.

- Item 32, WS-25-0301. Holdover waivers of development standards for the following: reduce setbacks; reduce separation; increase hardscape area; reduce driveway distance; reduce light pole distance; and increased driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise.

#### **BRENDA MOLINA**

Good morning. Brenda Molina, 1857 Calle De Reynaldo. I'm requesting waivers for 8 inch setback for a storage that we built, where 5 feet are required, as well as separation for 3 feet where 6 feet are

required. This shed is located on the northwest of the house. It is movable and it's only used for storage. No plumbing, no electricity. I'm also asking for a waiver for a storage that was there when I purchased the house, for a waiver of 4 inches separation from the house where 6 feet are required.

I'm asking for a waiver for the development standard for 94% of the front driveway is converted to concrete due to having issues with parking space in my neighborhood. As you could see, I'm in a curb where I don't have as much parking space. When I bought the home, the garage was already converted into two bedrooms. The pictures are online and on Zillow. I'm working on getting permits for those since I was not aware it didn't have permits. So, I'm asking for waivers for 8 inches on the northwest side where 5 feet are required, and there's 5 feet on the northeast side where 6 feet are required. I'm sorry. And then waiver for the light pole for 9 inches where 6 feet are required. And that's all.

#### **TICK SEGERBLOM**

It sounds like a job for Commissioner Gibson. This is a public hearing. Anyone here wishing to speak? If you can just step aside, there's someone.

#### **CHERYL WAGNER**

Hi, my name is Cheryl Wagner, C-H-E-R-Y-L, Wagner, W-A-G-N-E-R. Formerly Kephart for some of you people up there in the front. Address, 5126 Avenida Del Sol. I've lived in this home for 31 years. My husband and I, we raised our kids in the neighborhood. I love my community, it's an older community as we know. As people move from that central old part of the county out into the gated communities and suburbs, I'm honored to still be part of our old county that you all represent so well.

Our neighbors are generally very responsive, and many are long time neighbors. While I understand that the neighborhood has changed over time, we still want to assure the safety and integrity. All of the waivers being requested, as you know, have already been done. This is wrong. We all need to follow the rules and the laws. They obviously were trying to stay under the radar on some of them. Some of them were there when they bought the home, supposedly. While I appreciate the efforts to alleviate the parking issues, we're concerned about the methods used. They obviously— Oh wait, I already said that.

More than just parking issues were being implemented. They're not the only neighbors with an excess of vehicles and we do understand that. However, we cannot confirm, but we do think that there are more people living and coming and going than should be in a normal single-family home. Hence the traffic issues. And I know that's other than zoning issues, but I wanted to put it on record. However, the big thing is that they fixed things, tried to change things, tried to make it better, which we do appreciate that you were trying to help the neighbors, but they did it without permits, they did it under that radar. It's not so much the changes that concern us as to the why they're being done.

About a year and a half ago there was a person sleeping in a car in front of my house. We would watch him, we'd let him there for a while. He would leave the car, walk up the street, go into the gate behind this particular house, be in there for a couple hours, come back out, come into the car, sleep in the car overnight. He was obviously working, didn't trash anything so we didn't make any comments, we know that there are hard times with people. But that's what we're concerned about more than the changes that have been made to the property.

The old saying, "Do it first and ask permission later," is not the way to go. We should live in harmony with our neighbors. We've got a lot of longtime good neighbors in that neighborhood. We appreciate the attention that our council members are giving to that older part of our town, and we appreciate all of you and our town council both for helping us to maintain as much integrity and goodness in that old county area. So, we're opposed to the variances, we understand that there's an issue with redoing some of them,

but the big thing is that we need to have that precedence on record that variances are supposed to be requested ahead of time and approved before they're done and not requested after the fact. So, thank you.

**TICK SEGERBLOM**

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

**JIM GIBSON**

This is an interesting one because the way it started was a complaint relative to the hardscape, the expansive driveway that you have in front of your house. And I recognize you've got, what about 40 feet or something of curb in front of your house and you have a number of people living in the house. Do you have employees who park in the neighborhood and work at your house? Do you conduct— You need to get a microphone.

**TICK SEGERBLOM**

Hold the microphone, yes.

**BRENDA MOLINA**

No, no, sorry. No.

**JIM GIBSON**

And do you operate a business out of the house?

**BRENDA MOLINA**

My husband does have his own business. He does have my address on file for his license. He does keep his truck here and there, but he doesn't, to avoid again conflicts with them. So, we just park it somewhere else like in another storage. So, his truck is hardly there. It's mostly our cars. I have seven adults living with me and my mom and my stepdad, and my husband, myself, my sister-in-law. So, it's literally only family members. I know the inconvenience was that there was a lot of cars. I do have a big family. And the reason why my visitors car was violated by some of my neighbors when I park them in the front. They started putting trash bins, I actually have a picture today. Our trash day is on Saturday and they put their trash bins in the front just so we don't park in public parking. So, I just don't want problems with my neighbors, so that was part of the reason.

**JIM GIBSON**

So, we'll go over that in a minute, but in terms of a business, you're not conducting any kind of a business out of your house?

**BRENDA MOLINA**

Oh, no, no. No, no.

**JIM GIBSON**

And you know that a business license is required, anywhere you do business?

**BRENDA MOLINA**

Yeah. Yeah, but he doesn't do any business at—

**JIM GIBSON**

Okay. So, whatever there may have been in the past at all, there will be no business conducted out of the house.

**BRENDA MOLINA**

No. No.

**JIM GIBSON**

No employees—

**BRENDA MOLINA**

No.

**JIM GIBSON**

—coming to the house and working on something that is a business-related item?

**BRENDA MOLINA**

No.

**JIM GIBSON**

I mean we all have people who come and help us, right?

**BRENDA MOLINA**

Mm-hmm.

**JIM GIBSON**

And that's one thing. It's another thing to employ people and have them reporting to work there, and that—

**BRENDA MOLINA**

Mm-mm.

**JIM GIBSON**

—isn't happening. Now when you bought the house, we've looked at, we've done the research and we've gone back, and we see that when that house was purchased, a garage conversion had already happened without a permit.

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

So, the people who owned that home, somebody who owned that home before you bought it had converted the garage to two bedrooms and a bathroom. Is that right?

**BRENDA MOLINA**

Correct.



**JIM GIBSON**

Okay. And you understand because we've spent some time helping you understand that there could be life safety issues. We have to take a look at all of that construction and determine whether or not it meets the code. And you understand that, don't you?

**BRENDA MOLINA**

I do.

**JIM GIBSON**

Okay. So, here's what I'm willing to do. There's a shed that is about 3 feet from the back of your house. It's a much larger shed. The code says that you have to have 6 feet separation between the house and a shed like that. I'm willing to waive the 3 feet so that you can be within 3 feet, which is what I think you are, 40 inches, 3.5 feet, but 3 feet, for that shed. The shed on the side that is up against the wall, it's 8 or 9 inches from your wall. That shed has to go.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

Okay? And you're willing to remove that shed?

**BRENDA MOLINA**

Yes. I was also speaking to Blanca. If I move it according to the—

**JIM GIBSON**

Make sure you speak into that microphone, so—

**BRENDA MOLINA**

If I move it according to the setbacks 5 and 5, and get a permit, would that be okay?

**JIM GIBSON**

Well, if you're able to do something with a permit that's fine, but I'm not going to waive the separation from your property line to that shed.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

All right. Now the hardscape, there's a lot of it. I get that you have eight people who live in the house, is that right? There are eight couples?

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

And these are all related—

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

—in one way or another, right?

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

A stepson of yours, a mother and her husband, and—

**BRENDA MOLINA**

Yeah, seven adults. Yeah.

**JIM GIBSON**

Okay. So, I'm willing to let you have more concrete in your front, but the neighborhood, I've looked at the neighborhood, and a lot of people have paid attention to what their front yards look like. And I think this is a very nice preserved neighborhood. As Ms. Kephart said, or Ms. Wagner said, the pride that these people have in their homes is something that's pretty obvious. So, what I'm going to do, I'm willing to let you have much of what you have, most of what you have, but I think you should take up 5 feet of that concrete and do some landscaping on both sides of the front yard. Right now, there's, I don't know what it is. I don't know, it might be AstroTurf or something that is some synthetic something on the left side—

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

—as you look at the house. That needs to be landscaped.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

And you need landscaping along the other side where you're going to remove five feet of concrete.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

And you understand that, don't you?

**BRENDA MOLINA**

Yes.

### **MOTION**

**JIM GIBSON**

Then given that you understand what I'm about to do to you, I'll read to you what my intention is with respect to each of these waivers. So, I move approval, subject to the following. Waiver 1, which is the storage facility right next to your wall on the northwest side of your property. I'm denying waiver 1. So that has to be removed. Waiver 2A is the storage, and I want to deny waiver 2A, but want to approve waiver 2B, which is the larger shed. Approve waiver 3, which is 5 feet of landscaping to be provided to

maintain on both sides of the driveway. I will agree that that can be shortened from 6 feet, because 6 feet is really what's required. I'll approve the waiver for 4A, which is the distance from the property lying along the northwest residential side of the house to—excuse me, not northwest, side of the residential driveway to 5 feet where 6 is required. So, I'm agreeing that you can leave that side alone, but you must landscape it.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

Approval of waiver 4B. Approval of waiver 5, which has to do with the light pole 6 feet is required, we're going to reduce that to 5 feet. So, we're going to reduce that by a foot. Just be careful you don't hit that pole.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

Waiver 6, which allows a driveway to be 35.5 feet, 35 feet 4 inches across. I'm going to agree to that waiver because I'm going to require you to shorten that distance some, so that we can get some landscaping in your front yard. I'm going to give you a year to complete everything except for the garage work that has to be done.

**BRENDA MOLINA**

Okay.

**JIM GIBSON**

And in that case, you're going to have to come to the Building Department, you're going to have to file an application for a building permit. You know that, correct?

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

And you're going to have to bring all of that construction up to code. We're going to give you two years to do that. And if you're successful, great. But if you're not able to bring it up to code and you just can't handle it, you've told us that you can accommodate the four couples in the house without the garage. And you're willing to restore the garage, take out all of those improvements if you can't meet the code. Do you agree to that, do you not?

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

You've got two years to do that.

**BRENDA MOLINA**

Okay. Yes.

**JIM GIBSON**

Do you understand all of this?

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

And you agree to do all of it?

**BRENDA MOLINA**

I do.

**JIM GIBSON**

Okay. I don't know if you all understand it, but that's my motion.

**TICK SEGERBLOM**

This is the man who just approved a \$2 billion baseball stadium and now he's getting into the micro, trying to do the front yard. So, you can see from soup to nuts, we do it all. There's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

Thank you so much. That motion passes.

**BRENDA MOLINA**

Thank you.

**JIM GIBSON**

Just one last thing.

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

To the extent that you can get all of your cars in your driveway, you do what you can to get them all in your driveway. Even if two people have to go out, so one moves a car away from the curb, so that a car can be removed from the driveway. And I mentioned that only because the neighborhood really works if everybody is talking to each other and you're willing to, each of you, do what you can to support the values and the appearance of the neighborhood. And from our conversation with you, you seem to me to be committed to that.

**BRENDA MOLINA**

Yeah.

**JIM GIBSON**

And I'm sure Ms. Wagner is committed to that as well. And what we're hoping here is that we can heal this neighborhood some.

**BRENDA MOLINA**

Yes.

**JIM GIBSON**

Okay? Thank you.

**BRENDA MOLINA**

Thank you.

**TICK SEGERBLOM**

All right, the motion passed. Thank you for coming down.

33. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with future development of the site;
- Full off-site improvements with future development of the site;
- Right-of-way dedication to include 30 feet for Maule Avenue, 30 feet for Bronco Street, 30 feet for Badura Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **SAMI REAL**

Next is Item 33.

- Item 33, WS-25-0358. Waivers of development standards for the following: allow on-site temporary construction activities and waive full off-site improvements in conjunction with the temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise.

#### **TICK SEGERBLOM**

Good morning.

#### **MARK DECOSTE**

Hey, good morning. I am Mark Decoste, D-E-C-O-S-T-E, at 8977 South Bronco Street. I'm here today to ask for a waiver of development standards in connection with a construction project that switches undertaking west of Jones and north of Maule [Avenue] Street. They're adding additional data center capacity to their network. In connection with that, the contractors that are working on that project just immediately south of Maule, have set a compound yard, which we have been hired to power. And I have two ways to go about doing that. One way is to power it with generators. Another way is to connect to the grid. I would highly recommend that we connect to the grid to power this compound yard, because it is vastly superior from an efficiency perspective, it is much, much cheaper, and it is less disruptive to the neighboring property owners.

And so, the request has been from Public Works that the property receive off-site improvements. Given that this is a temporary yard, I don't think that that's necessarily or should be required. But however, that would be required in order for us to get a permit to do our temporary power installation. The temporary power installation will save, according to our calculations, about 90% of the CO2 (carbon dioxide) equivalent carbon emissions that would otherwise be generated by the use of generators. I could very, very conservatively, this is the equivalent of probably 100 trees over the span of planting a 100 new trees or of the span of the next year, or offsetting the amount of emissions that you might see from 22 vehicles that would drive for a full year. So that is our request that with the waiver of the development standards that we can install our temporary power solution and power it off the grid rather than generators.

#### **TICK SEGERBLOM**

All right, if that completes your presentation. This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing, turn it over to Commissioner Naft.

**MICHAEL NAFT**

Thank you, Mr. Chairman. Thank you for your presentation. Couple things. I just want to put on the record, I agree, connecting to the grid will be better for this temporary use. The second part of that is this is a temporary use. I wouldn't be comfortable with these waivers for a long-term. That's not possible that this be a long-term use. I understand that you're estimating between 18 and 24 months, maximum. Is that accurate?

**MARK DECOSTE**

Yeah, that is correct. I mean with the caveat that I don't know how long construction takes, and I would presume that so long as there is construction at the adjacent neighboring site that there will be presence on the compound yard that we will have to power. I expect it will be completed well within that 24 month period.

**MOTION**

**MICHAEL NAFT**

I do too. So, knowing that I'm going to move for approval of Item 33.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes.

34. WS-25-0404-W S B INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate pedestrian walkways; and 3) allow existing driveways to remain.

DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

35. WS-25-0422-KILMARNOCK, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements on a 15.44 acre portion of 40.42 acres in an IL (Industrial Light) Zone, an IP (Industrial Park) Zone, and an RM18 (Residential Multi-Family 18) Zone within the Airport Environs (APZ-1) Overlay. Generally located north of Boulder Lane and east of Bridal Veil Falls Street (alignment) within Indian Springs. AB/hw/cv (For possible action)

**ACTION: APPROVED.**

## 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Applicant to install pedestrian flasher per the results of the study conducted by Public Works for MacFarland Avenue from US 95 to Boulder Lane;
- 3 year review of off-sites;
- Drainage study and compliance with future development;
- Traffic study and compliance with future development.

## SAMI REAL

Next is Item 35.

- Item 35, WS-25-0422. Waivers of development standards for the following: allow on-site temporary construction activities; and waive full off-site improvements on a 15.44 acre portion of 40.42 acres in an IL (Industrial Light) Zone and IP (Industrial Park) Zone, and an RM18 (Residential Multi-Family 18) Zone within the Airport Environs (APZ-1) Overlay. Generally located north of Boulder Lane and east of Bridal Veil Falls Street (alignment) within Indian Springs.

## TICK SEGERBLOM

Good morning.

## SCOTT WHITTEMORE

Good morning, Chair. Good morning, Members of the Commission, Scott Whittemore, Energy Project Solutions. Address, 4675 West Teco Avenue, on behalf of the project applicant, GridLiance West. This item is also for a temporary construction lay-down yard. It is in conjunction with a project called the GridLiance West Transmission Core Upgrades. Importantly for you all, the context here, it's a billion-dollar upgrade in Southern Nevada. Runs through Clark County and Nye County. It's 155 miles of 230KV and 500KV upgrades. We received a special use permit from this body in December of 2023 for the majority of the line that runs through Clark County. I first want to just recognize Clark County staff; Antonio, JaWaan, Hunter White in [Comprehensive] Planning, and especially Michelle Baert in Commissioner Becker's office. She's been phenomenal to work with. We presented last week to the Indian Springs Town Advisory Board (TAB), walked through this project. They had concerns about traffic, and I believe the conditions that staff is recommending address those conditions. The project applicant agrees with those conditions.

Just quickly about this project, this is East Boulder Lane. You're looking at a 40 acre parcel, 15 acres are already disturbed. That's the area that we plan to use for the construction lay-down yard. It was previously used as a construction lay-down yard. We've heard from the community in Indian Springs and we're putting an emphasis on using a BLM (Bureau of Land Management) route to the east for construction activities. We're limiting deliveries in town based off their feedback. So, at this point, like I said, I agree with the staff conditions. Thank Michelle Baert again and Commissioner Becker, and that's the extent of the presentation. Happy to answer any questions.



**TICK SEGERBLOM**

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

**APRIL BECKER**

Yeah, I just want to say that I appreciate all the work you've done with members of that community. I know that they were concerned, but I'm comfortable with you continuing. We have a few conditions that I'd ask Antonio to read into the record, which you are aware of.

**ANTONIO PAPAZIAN**

Thank you, Commissioner. First, I'd like to delete bullet number four, which is any future applications will require full off-site improvements or pay a contribution for local roadway drainage or trail-related improvements in your district in lieu of instructing full off-site improvements as determined by Public Works. And the reason for that is because I do have a three-year review. We'll reevaluate that condition in three years when they're back in front of us. There's no reason to have it today. And then I'd like to add applicant to install pedestrian flashers per the results of a study conducted by Public Works from MacFarland Avenue, from US95 to Boulder Lane.

**MOTION**

**APRIL BECKER**

So, we will be doing the traffic study that you were aware of, and we appreciate you working with us if the flashers are needed pursuant to that study. So, I would make the motion to approve.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

The motion passes. Thank you so much.

**SCOTT WHITEMORE**

Thank you, Chair. Thank you, Commissioners.

36. CP-25-900446: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

**ACTION: ADOPTED (RESOLUTION R-7-16-25-1).**

**SAMI REAL**

Next is Item 36.

- Item 36, CP-25-900446. Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category.

Commissioners, if you recall, we were directed to create a new land use category that serves as a in-between category for our current RN and our LN. This new category we're naming Suburban Estate Neighborhood (SN), and it would allow for up to 3.5 dwelling units to the acre. We're also proposing that it have the conforming zoning districts of RS80, RS40, RS20, RS10 and PF. And we ask that you adopt the resolution. Thank you. Or approve the resolution.

**TICK SEGERBLOM**

Commissioner Jones, Commissioner Gibson, do you have anything? Commissioner Becker? We're going to name this the Becker zone.

**MOTION**

**APRIL BECKER**

Yeah, I just want to thank Sami for jumping on this and your staff. I mean you guys pushed this through so fast and I think this is going to be so helpful to people in the community, not just my district. But we have a lot of areas that are limited, and we still want to keep the character of the neighborhood, and this will allow us a little bit more flexibility. And I just really appreciate you taking charge of this and getting this done extremely quickly. So, thank you. I don't know if I need to move a motion, but I would move to approve this and I'm very excited about. Thank you.

**TICK SEGERBLOM**

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

**VOTE**

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

**TICK SEGERBLOM**

That motion passes.

*(Companion Items 37 and 38)*

**37. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:**

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located south of Centennial Parkway and east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

**ACTION: ADOPTED; REDUCED TO SUBURBAN ESTATE RESIDENTIAL (UP TO 3.5 DU/AC); (RESOLUTION R-7-16-25-2); (COMPANION ITEM 38).**

**SAMI REAL**

Next are companion Items 37 and 38.

- Item 37, PA-24-700040. Holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located south of Centennial Parkway and east of Michelli Crest Way within Lone Mountain.

- Item 38, ZC-24-0722. Holdover amended zone change to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as a RS20 (Residential Single-Family 20)) Zone to an RS10 (Residential Single-Family 10) Zone for future residential development. Generally located south of Centennial Parkway and east of Michelli Crest Way within Lone Mountain.

And Commissioners, these applications were previously held over to allow for us to have the new land use category 3.5. And so, I just wanted to give that context before we turn it over to the applicant, who I believe is here.

**TICK SEGERBLOM**

Good morning.

**BRENDAN FIGUEROA**

Okay. Testing. Okay, cool. So, my name is Brendan Figueroa, I'm here representing my friends and family and this project. So, I'm going to present my project as it was under the advice of the Comprehensive Planning. So, we purchased this property with the intent to build houses for ourselves. As of right now, it's designated as a RN with a zoning district of RS80. We initially requested it to be changed to LN with a zoning of RS10. So as of right now, we're submitting it with no plans. A future application will be submitted with detailed plans of the houses and the subdivisions of the 1.82 acres of the land. Smaller size lots do exist in the City of Las Vegas, and this is on the edge of a rural area in Centennial Parkway, across the street from Centennial High School. So, we think that development would be a good buffer between the school and the larger lots to the south. And we only intend to really build four houses. So again, that's pretty much the presentation that I had for you today. Thank you for your time.

**TICK SEGERBLOM**

Thank you. This is a public hearing. Anyone here wishing to speak? Looks like we have a couple of speakers.

**MIKE RIVNEY**

Good morning. My name is Mike Rivney, 10325 West Regena Avenue. I live in the RNP, my side street is Michelli Crest Way, so I'm really close to this property. I want to thank the Commissioners for establishing that single [Suburban] Estate Neighborhood, which I believe that will now apply to this property.

**APRIL BECKER**

We were going to now try to use that new designation.

**MIKE RIVNEY**

Oh.

**APRIL BECKER**

Yes.

**MIKE RIVNEY**

Okay, great. So, I'm thankful for that. Also, I hope you do your project. I know they're going to have four homes. So, if everything is gone that way, then I'm all in favor of it. My concern was before, with the other—instead of the single-state neighborhood, the other zoning, that if the project failed, then that property could be sold and somebody would come along and put on a lot more homes. That's my concerns right now.

**TICK SEGERBLOM**

All right, go ahead and we'll answer that in just a second. Did you have a similar concern?

**BRIGITTE SOLVIE**

Good afternoon, or I guess it's still morning, Commissioners. Thank you also, Commissioner Becker, and the council and staff creating this new land category which you called SN for the 3.5 dwelling units per acre. That brought back what was in and still is in an active contract with the interlocal agreement to provide this proper buffer between the existing rural neighborhood, the 20,000 acre—or 20,000 square foot. So, this is a great set up, and I truly appreciate the fact that you put them right next to each other, one ahead of the other on the agenda. Thank you very much. I'm in full support of this property now being designated as this new land use category that y'all have just set up. Thank you very much. And I am in support also.

**TICK SEGERBLOM**

Thank you. And if you can sit down, Commissioner Becker will respond to your inquiry. All right, that completes the presentation, or the public hearing. I will close the public hearing, turn it over to Commissioner Becker.

**APRIL BECKER**

Yes. What we were discussing is that the previous designation, the only thing that we had available to us was a Suburban Neighborhood, which is 5 dwelling units per acre [Low-Intensity Suburban Neighborhood (up to 5 du/ac)]. So ultimately if we were to designate this it would possibly be inappropriate for that district or for that area, the Rural Preservation Area. So, with this new land use category that's a 3.5 dwelling unit per acre, we're able to fit within the neighborhood and still give people that want to build an extra home the ability to do so. I just wanted, if you could come, Mr. Figueroa, back up and just show if you have the plan for what you wanted to do with the parcel?

**BRENDAN FIGUEROA**

Yeah. The plan that we have it's sort of unofficial. We have a mock-up.

**MOTION**

**APRIL BECKER**

So, with the prior land use categories this would not be able to be done. And if you look at it—and if you could please give that to our staff so they can have a copy of it, so it's on the record. This would not have been able to be done previously. So, I'm just thankful that you worked with us, and we're going to be able to give you the home for your family that you want for everyone. And if someone could get the copy of that. And I would move to approve.

**SAMI REAL**

And to clarify, approve it with the reduction to SN? Okay.

**TICK SEGERBLOM**

Yes. All right, there's a motion. Cast your vote.

## VOTE

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion is approved. Thank you.

#### 38. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

HOLDOVER AMENDED ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as RS20 (Residential Single-Family 20)) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located south of Centennial Parkway and east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEM 37).**

### **CONDITIONS OF APPROVAL -**

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 that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

*(Companion Items 39, 40, 41, 42, and 43)*

#### 39. PA-25-700023-GTL PROPERTIES LLLP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION R-7-16-25-3); (COMPANION ITEMS 40, 41, 42, AND 43).**

### **SAMI REAL**

Next are Items 39 through 43.

- Item 39, PA-25-700023. Plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester.
- Item 40, ZC-25-0319. Zone change to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester.
- Item 41, VS-25-0320. Vacate and abandon a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester.
- Item 42, WS-25-0321. Waivers of development standards for the following: reduce rear setbacks; increase retaining wall height; and reduced throat depth. Design review for a single-family

residential development on a 6.38-acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester.

- Item 43, TM-25-500081. Tentative map consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester.

**TICK SEGERBLOM**

Good morning.

**BOB GRONAUER**

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing KB Home on the several matters that are before you. As you can see on the overhead here, if you're familiar with this piece of property, this is exactly what an infill piece of property is. It's in the heart of the urban area. We are just north of Valley High School, which is to the south end here that I'm showing you. This is all built out in this area with various types of housing and commercial uses. This is actually the site that I'm showing you here is located on the northeast corner of Burnham and Karen. Over here you have Eastern Avenue, which is located over in this area here, to give you a little bit more context. And further up over here, running east and west is Sahara.

So, we have an existing parking lot. What we'd like to do, and what I've been informed at least and been told, which is exciting about this project, is that this is the first time in about 30 years in the Winchester Township area that you're actually coming in with single-family detached homes. So somewhat exciting here, of coming into an area and making some change.

The property is about 6.4 acres. We have about 56 homes that we are actually proposing to build. These, as I mentioned, are single-family detached homes. So, on the plan amendment we were changing it from a commercial use to a compact neighborhood use. Staff's recommending approval. On the zone change we're changing it to RS2 for our single-family homes, and staff's recommending approval.

With the waivers, we have a specific design element here for the elevations and the floor plans of what we're proposing. So, these lots are going to be what are known as zero lot lines. When you have zero lot line type of development, what you do is you create a side yard in this area that's more of a courtyard effect area, and you reduce the rear yard typically from what the typical rear yard setbacks would be required. So, this is a typical setting here showing you how you would live in these areas with the different floor plans. We have about six different floor plans that we'd be providing here, along with the open space interior.

The TAB did recommend approval of the application. One of the things that we need to— I'm going to just mention, I've been working with Public Works here and I want to thank Antonio and JaWaan on this, is currently we're asking to have a 75-foot throat depth in this area. It's off of Burnham. They've asked us to move this a little bit further into which is east on our property. We can do that, and you could approve that at 80 feet, which is an additional 5 more feet. The only issue with that, and I just thought about it sitting here, is we're going to eat into our open space and we're going to lose about 1,000, just shy of about 1,000 square feet of our open space. So, we are required to have a certain requirement of open space. So, if you approve that with us moving the 5 feet to the east, hopefully you can actually approve that if we get reduced below the requirement for the open space.

And I apologize to Sami, I just realized this sitting here. It's that domino effect, you try to address one issue and then the other issue falls that you got to make sure you comply with the open space. Because I

think we're about 300 square feet plus or minus, or 400 square feet almost, over open space. And I think we're going to lose about 1,000 square feet by moving in an additional 5 feet. So, we're going to be short probably approximately 600 square feet as required by code. But if you approve that, that's why I wanted to make sure I could clarify that because that's something that's just popped up as I was just trying to make sure I fixed the throat depth.

**TICK SEGERBLOM**

All right, if that completes your presentation, this is a public hearing. Anyone wishing to speak? We have a—

**AL ROJAS**

Of Sahara and (inaudible). Hi, my name is Al Rojas. We're part of a neighborhood watch group and we've been working in this area. Generally speaking, I do support this project for the following reason here on Sahara and Eastern. We are working strongly in this group here. This is a little mini-mall mart, this is a mini-mall part, and this is a park that's by the city, and there's a ton of homeless people there. And we're working with the—it's an advisor for Councilwoman Olivia—

**TICK SEGERBLOM**

Díaz.

**AL ROJAS**

Olivia Díaz. And this is a big issue here because a lot of these homeless people come to all these areas. And so, we've already cleaned out, we've been working with Pollo Loco here. We have a business that we're working out of here, or an organization. We're working with the Cardenas. And this would be a very nice project here. There's a park over here, hopefully we can keep the park clean so the kids can come. And I do want to address to our Commissioner that Cardenas, it's not really being cooperative in helping us with the homeless. And we really got to get their manager and their corporate staff to start playing ball with us. And the problem that's going to be here is these guys, if they don't start cleaning their act up, it's going to affect this project. And I really do believe that. I want to bring it to the attention of Commissioner Tick Segerblom, these guys got to get on the ball. And we've been talking to them, and they're a pain.

But generally speaking, this is an area that we've cleaned up. We've worked with Metro (Las Vegas Metropolitan Police Department). I think I made a comment about the success we've been having in this area. This place was just inundated with homeless. And for some of those that don't know, also the Italian American Club is over here. We're working with them. We've been going in this area, too.

So, I totally support this project, it's a great project. But we definitely need to get some of these other people, especially Cardenas, to start playing game, to start playing ball with us, and Councilwoman Olivia Díaz to start putting a little bit more attention on this park. That's what I wanted to say, thank you very much.

**TICK SEGERBLOM**

Thank you, commissioner Rojas. Anyone else wishing to speak? Monica.

**MONICA GRESSER**

Good morning, Commissioners. Monica Gresser, 900 Liberace Avenue. I'm in support of infill housing, I think it's a good idea, but there's not enough park space. We don't have enough park space generally in this area. And this development looks a lot like what we have going on in the southwestern part, which is Commissioner Jones's district. That's where I live, I work here. And we don't have enough parks in the neighborhoods. And this development doesn't show enough park space for kids. This is a low-income

area, and if we're talking about a park that is across Sahara from this neighborhood, that does not help children in the neighborhood. So, I would ask you to reject the waiver for the throat and look at this again in terms of how we bring small parks into neighborhoods where children can place safely. Thank you.

**TICK SEGERBLOM**

Anyone else wishing to speak? Seeing no one we'll close the public hearing and let me make a couple of comments. First, with respect to the 5 feet, would you rather give back the 5 feet and keep the open space?

**ANTONIO PAPAIZIAN**

Commissioner, I'm okay with a 75-foot throat depth with the double aisle. It'll queue eight large trucks, so we're okay with that. The queuing won't happen in the right-of-way, they have space for eight—

**TICK SEGERBLOM**

So rather than they give us an extra 5 feet, let's just keep it and keep the open space so we don't have to worry about that.

**BOB GRONAUER**

Okay. And I apologize, because we were able to move it, and then sitting here I realized the domino effect is we are providing open space, and we have programmable stuff in there. It's just we'll eat into that number there, that's all.

**MOTION**

**TICK SEGERBLOM**

All right, thank you. And Monica, with respect to parks we're working with Valley High School to try to open their green there to make that a neighborhood park. So, we do appreciate what you're saying, but truthfully there's not a lot of land that I can reach out and convert it into a park. So, when you do infill projects, that's one of the things you have to live with. But having said that, I would go forward and approve all items with approved conditions, and just thank KB Homes for coming in and doing, as you said, the first infill project in Winchester in 30 years. So, it's pretty amazing.

**BOB GRONAUER**

That's what I've been told, so—

**TICK SEGERBLOM**

So anyway, for me it's very exciting. And I think it's exciting for Clark County to see developers coming back in and starting to fill some of those holes that were left open for years and years and years. So, there's a motion, cast your vote. And I forgot to say also, there's room behind the garage to park your car. So, we didn't violate any rules on that.

**VOTE**

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



**TICK SEGERBLOM**

That motion passes.

**BOB GRONAUER**

All right. Thank you, and you guys have a good day. I appreciate it.

40. ZC-25-0319-GTL PROPERTIES LLLP:

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 39, 41, 42, AND 43).**

**CONDITIONS OF APPROVAL -**

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. VS-25-0320-GTL PROPERTIES LLLP:

VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 39, 40, 42, AND 43).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended: 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.

42. WS-25-0321-GTL PROPERTIES LLLP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for a single-family residential development on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 39, 40, 41, AND 43).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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;

- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 43. TM-25-500081-GTL PROPERTIES LLLP:

TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 39, 40, 41, AND 42).**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;

- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### Building Department - Addressing

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

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CWRD estimates may require another POC analysis.

*(Companion Items 44, 45, 46, 47, and 48)*

44. PA-25-700024-MOSAIC NINE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-7-16-25-4); (COMPANION ITEMS 45, 46, 47, AND 48).**

**CONDITIONS OF APPROVAL -**

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**SAMI REAL**

Next are companion Items 44 through 48.

- Item 44, PA-25-700024. Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor.
- Item 45, ZC-25-0337. Zone change to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor.
- Item 46, VS-25-0336. Vacate and abandon a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane; and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor.
- Item 47, WS-25-0338. Waivers of development standards for the following: reduce street landscaping; increase retaining wall height; and reduce and eliminate driveway separation. Design review for proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor.
- Item 48, TM-25-500084. Tentative map consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**JOHN SULLIVAN**

Good morning. John Sullivan with the applicant, 9930 West Flamingo Avenue, Suite 110. What we have here is another infill project. It's approximately 4.5 acres. For orientation, this is Von Tobel Middle School and Jeffers Elementary, Pecos Avenue and Lake Mead as a broader reference. The land use application or plan currently has this as MN, and we're going to be seeking CN. And on here you can see there's a smattering of CN around us, as well as some urban neighborhood in the area. The zoning is currently RS5.2, and the request for the zoning change is to RS3.3, which would be in conformity with the two neighbors to our south and east here.

Staff's in support of the zone change, they weren't in support of the plan amendment. Obviously, Commissioner McCurdy's II office agreed to the application being filed initially. The concern was raised that because with compact lots you could have additional, more than the 44 that we're seeking, lots on here and have represented to the Commissioner any type of restriction holding this to 44 lots is not a concern. That is the project moving forward. It will be a Richmond American project.

There are two vacations, and it's 5 feet along both Carey and Camel, and they are to allow for detached sidewalks. One of the conditions added when we sought to be able to seek the plan amendment, Commissioner McCurdy II wanted to make sure that for the safety purposes, that we added detached sidewalks. And if I pulled back the neighborhood and put my hand over that whole neighborhood, this would be the only site anywhere in there that will have detached neighborhoods. And so, we're very proud to be the first starting because clearly there is a safety issue to have that grass barrier between where the kids are walking and the street.

There are three waivers for development requested in here. One of them is to reduce the landscape requirement. So, when you do a detached, obviously you have the 5 feet of landscape, the sidewalk and then another 5 feet. We've asked on Camel to have that reduced, because these lots actually face out, as their neighbors do across the street, face out onto the street. So on the other side of that sidewalk, we will have the landscaping from those homes. The landscape plan for that, we would be required to put 10 trees into that area, and we're actually putting 12. A little bit of staggering of the trees, because as you're all familiar, when you're doing homes you kind of put sidewalks together on two homes and then have spacing and sidewalks together on the next two homes. That one waiver staff objected to, they wanted the driveway or the second grass landscape berm to be provided.

The other two waivers were approved by staff and include a slight increase in the retaining wall here from 3 feet to 4 feet, just at the corner here of the property. And waivers for the distance between the sidewalk and curb return. A reduction here and a waiver entirely for the lots that are in the front part of these stub streets. And in that case, staff was comfortable because there's almost no traffic coming into these stub streets that are going to be bothered. And with the reduction over here, it's on the exiting side so there's not a speed of traffic making a turn before that. We had one other initially in the plan here, and staff required that we work and figure out a way to remove that one, because that would have people coming in and making a turn where they might actually have a little bit of speed. The project itself is 44 homes. Size of the homes are between 1,778 and 1,931 square feet. The starting prices for the homes range from \$486,000. They'll all be—

**TICK SEGERBLOM**

Five hundred thousand bucks.

**JOHN SULLIVAN**

They'll all be three and four bedroom, and they'll all have two-car garages, all two story. And so, the staff's denials were of both the design review and of the tentative map because of their issues with both the plan amendment and the one reduction in the landscape waiver. But the project itself— a Richmond development. So, there'll be three different models with three different fronts to them. You can see they're adequate. They're not just boxes; they have adequate pop-outs within there. And here's just a demonstration of one of the site plans.

So, we really think in the neighborhood we're infill property, there's already utilities right to the project. We're right near those two schools, which will benefit from having the additional— the families will benefit from having the schools so close. The target market for us really is twofold. One, we think neighbors within the area, there's two sides of a family growth. In some cases, you'll have aging parents that are wanting to move from somewhere into something smaller, maybe passing that house on to the family, maybe selling it. And we also think that you're going to have people that are in the mid-twenties and thirties that have been living with family, that now have incomes to be able to move out. So, we expect it to be a growth of the existing neighborhood. And then also we have the Nellis Air Force Base close by, and the military personnel from there. Those are the two real targets that we expect to be the primary customer for the home. Thank you.

**TICK SEGERBLOM**

All right, if that completes your presentation, this is a public hearing. Anyone wishing to speak?

**AL ROJAS**

Yeah, that one. (Inaudible). Yeah. Hi, my name is Al Rojas, I generally live in this area. I support this project. (Inaudible), okay. Yeah, how about the one with all the homes where you have the street, they're coming in on the street?

**JOHN SULLIVAN**

You tell me which one you want.

**AL ROJAS**

This is the one. This is the one. Okay. So generally speaking, this is a very nice project. I support it. I thank the Commissioners for developing in this area. I don't know what's going on here that hopefully we can turn this into a park. There's nothing around here for the kids. We definitely want to try to keep our kids off the street. This reminds me a little bit of the complex that I live in. If this is going to be an HOA (Homeowners Association), I recommend they put a gate here so that these people feel a little bit safer. And hopefully this would be like a perfect development for a neighborhood watch group, where all these people would work together and keep this whole area secure. There was dirt sidewalks over here. Hopefully they start building some kind of sidewalks on some of these streets. I think that—Those are always an issue because trailers park there, homeless people park there. I'm not sure if they're going to put a sidewalk on there.

But generally speaking, this is a fantastic project. I really like the layout of it. I would think that, if I understand this, a gate here would be really, really nice. And one of the things I'd like the applicant to answer, if this is going to be an HOA or not. And if it is, definitely a gate here, maybe even a—I'm not sure what's going on here, I'm not sure if this is an out. It looks like there's a block there or a fire gate or something, or a fire—so the fire department can get in. But if this is the only entrance, that might be a problem, you might need something over here. But anyhow, a gate would be here and sidewalks, and fantastic project. Try to turn this into a park if you can. I don't know what's going on here. And this is something that's definitely needed in that community. Thank you.



**TICK SEGERBLOM**

Does that complete your presentation?

**AL ROJAS**

Yes.

**TICK SEGERBLOM**

All right. That completes the public hearing. We'll turn it over to Commissioner McCurdy II.

**MOTION**

**WILLIAM MCCURDY II**

I just want to thank the applicant for working with our office. We are really excited to have this development coming into the community. I speak often with the principal at Von Tobel (Ed Von Tobel Middle School), and he speaks about the need for more development, and also more resources for the kids in the area. This is going to help to reduce the level of blight that we see in the community, as well as the activity for folks who are experiencing homelessness. And you mentioned the price of the homes, and I was pretty surprised to find that the comps around that area were around \$400,000. So, looking at the price point that you're looking to come in at, I think it's going to help add value and equity into the homes of the surrounding area.

We spoke to the compatibility of the land use requests, and I think that we're comfortable with following the recommendation from Sunrise Manor as well as the recommendation to limit the number of units to 44. As you know, you would have to come back before this body to change that. And so, with that being said, I'm happy to move for approval of Items 44, 45, 46, 47, and 48. And thank you again.

**JOHN SULLIVAN**

Thank you.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you so much.

**JOHN SULLIVAN**

Thanks again, appreciate everybody.

**SAMI REAL**

Next are—

## TICK SEGERBLOM

And I think this may be a first, as far as all of us having something on the agenda. So, you can see the whole county is getting going here.

### 45. ZC-25-0337-MOSAIC NINE, LLC:

ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 44, 46, 47, AND 48).**

### CONDITIONS OF APPROVAL -

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended: to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### 46. VS-25-0336-MOSAIC NINE, LLC:

VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane; and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 44, 45, 47, AND 48).**

### CONDITIONS OF APPROVAL -

#### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

#### 47. WS-25-0338-MOSAIC NINE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation.

DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 44, 45, 46, AND 48).**

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. TM-25-500084-MOSAIC NINE, LLC:

TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 44, 45, 46, AND 47).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as Green Carib Court and Clendinin Court are considered bubble streets less than 100 feet in length shall assume the name and numbering of the street which it adjoins;
- Street shown as Bay Frost Street shall have the suffix of Court.

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;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings;

- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 49, 50, 51, and 52)*

49. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 50, 51, AND 52).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC)

request on the CCWRD's website; and that CCWRD approved POC must be included when submitting civil improvement plans.

#### **SAMI REAL**

Next are Items 49 through 52.

- Item 49, ZC-23-0822. Amended holdover zone change to reclassify 2.5 acres from an RS10 (Residential Single-Family 10) Zone, previously notified as an R-D (Suburban Estates Residential) Zone, to an RS5.2 (Residential Single-Family 5.2) Zone, previously notified as an RS1 (Single-Family Residential) Zone. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise.
- Item 50, VS-25-0356. Vacate and abandon easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Frias Avenue and Rush Avenue within Enterprise.
- Item 51, WS-25-0357. Waivers of development standards for the following: modify residential adjacency standards; and waive off-site improvements street lights, which is no longer needed. Design review for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise.
- Item 52, TM-25-500087. Tentative map consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise.

#### **TICK SEGERBLOM**

Good morning.

#### **ROBERT CUNNINGHAM**

Good morning. Robert Cunningham, 6030 South Jones Boulevard, with Taney Engineering, representing the applicant. If I could get the overhead?

#### **TICK SEGERBLOM**

Can we get the overhead going? There we go.

#### **ROBERT CUNNINGHAM**

There we go. Our site is approximately 2.5 acres, located here on Bermuda between Cactus and Pyle, about halfway in between here. What we're proposing to do is a conforming zone change to RS5.2 with 10 lots, as staff has indicated. We have one cul-de-sac coming out and entering off of Bermuda. We have lots, 5 lots on the north, 5 lots on the south of this site. The site has a transmission power easement that runs along the north side of Frias, limiting the rear yards of the homes along the north from having home structures in them. As a result of that we had to slide slightly down the street instead of it splitting exactly in half, creating about 10-foot deeper lots on the north versus the south.

We asked initially for several waivers, we are withdrawing those waivers. Waiver 1A we're withdrawing, which was initially requested to not have a 10-foot setback buffering the RNP area to the west of us. We're now going to accommodate that and have that in our project. We are requesting to withdraw waiver 2, which was to waive all the off-site streetlights. We are putting all the streetlights on the project as well. We are coming in with detached sidewalks on both Bermuda and on Frias. Frias is a 51-foot-wide street, so it's not required by code, but we're putting it on that street as well. We are still asking for one waiver, and the waiver is for meeting the 10,000 square foot buffer requirement from the RNP lots.

To the north of us, directly to the north is a church. Let me see if I can show you here. So here is our aerial of the site right here. Directly to the north is a church with a pastor's residence right here. Codes, even though this is zoned RE or RS20 on designated rural neighborhood, it requires us to buffer this with 10,000 square foot lots. We think that this isn't what the code's intent was meant to buffer. The lots adjacent to us over here were asking also to reduce the 10,000 square foot buffer requirement. But the configuration of our site plan is such that we have two lots only abutting the existing two lots here. So, we believe that the one-to-one relationship with the 10 foot setback here, even if these were 10,000 square foot lots, would still give the same buffering directly to these adjacent neighbors here. We believe that that provides the same level of protection, even though the waiver will be requested.

We did find— Let's see here. The easements, there are easements around the property that we're vacating for vacation of patent easements around the property. We do have two different homes that Richmond American Homes is proposing here. Both are 3,000 to 3,200 square foot in size. They have three car garages, and they'll have two and three car driveways. So, we believe there won't be any parking issue. As far as traffic goes, all of our traffic will come in and out off of Bermuda. So, there's no traffic that should be entering and exiting on Frias, cutting through the neighborhood. Everything's directed to the arterial Bermuda. I did want to show you one more picture of the church so you could get an idea of how big this is and what this looks like. So, here's the church right here, our site is located right here. You can see the transmission lines. This is kind of what we would be requesting the waiver for, the 10,000 square foot lots.

In the staff report for the zone change, I believe there might be a typo that needs to be updated on the width of dedication for the right-of-ways. All the other staff reports appear to have 45 feet for Bermuda and 20.5 feet for Frias, but the report that I got online showed that this one had 50 and 30. If that could be clarified for me as well. And I'll conclude my presentation at this time. Thank you.

**TICK SEGERBLOM**

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

**MICHAEL NAFT**

Thank you, Chairman. Could we get some clarity on the width of—

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. I don't see where Mr. Cunningham is talking about. We do have 45 feet to the back of curb for Bermuda, 20.5 feet to the back of curb for Frias Avenue and associated spandrels.

**TICK SEGERBLOM**

Sami, do you have a—

**SAMI REAL**

If you can look at the zone change.

**ANTONIO PAPAIZIAN**

We shouldn't have conditioned the zone change. It will be 45 to back of curb for Bermuda, and 20.5 for Frias.

**MICHAEL NAFT**

Is that clear enough?



**ROBERT CUNNINGHAM**

Yeah, as long as it's clear, even if it's stated wrong in the report, it's understood on record here today that that's what we would dedicate. Thank you for the clarification.

**MOTION**

**MICHAEL NAFT**

Okay. Recognizing that no one spoke during public comment, I did just want to put on the record, this item has been worked through for well over a year now with neighbors in the area. A lot of them worked really hard with you to get to this point. I realize not everybody is satisfied, and just because they're not here doesn't mean that they are satisfied.

But I do want to just let the record reflect that these items we've seen on many, many agendas. I finally had them held and insisted that they not come back without plans. That's why we're here today with the plans. And I do think by doing that, we've actually come to a place where I can approve it because I now know the details of what we're approving. You have made— The applicant has made changes to reflect some of what we wanted and some of that is also reflected by the withdrawal of waivers 1A and 2. And then as you indicated, I agree while the church is in the RNP, and I understand from a planning perspective why that is, it's not really fair to apply those same standards across Frias. So, for those reasons I am comfortable moving forward on this conforming zone change and move for approval of Items 49, 50, and 51 with the conditions stated for the record and with the withdrawal of waivers 1A and 2.

**TICK SEGERBLOM**

It's [Item] 52 also. All right, there's a motion cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passed.

**ROBERT CUNNINGHAM**

Thank you.

**TICK SEGERBLOM**

That motion passes. Thank you.

**50. VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Frias Avenue and Rush Avenue within Enterprise (description on file). MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 49, 51, AND 52).**

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### 51. WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) waive off-site improvements (streetlights) (no longer needed).

DESIGN REVIEW for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 49, 50, AND 52).**

## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Expunge the waiver of development standards and design review portion of ZC-0710-17;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install conduit and pull boxes for streetlights;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 52. TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 49, 50, AND 51).**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Install conduit and pull boxes for streetlights;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Addressing

- The street shown as Venkman shall have the suffix of Court;
- Approved street name list is required from the combine Fire Communication Center.

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 53 and 54)*

#### 53. ZC-24-0585-RENTERIA, IDALIA P.:

ZONE CHANGE to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEM 54).**

#### CONDITIONS OF APPROVAL -

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

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

#### SAMI REAL

Next are Items 53 and 54.

- Item 53, ZC-24-0585. Zone change to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and [east of] Christy Lane within Sunrise Manor.
- Item 54, UC-25-0399. Use permit for large livestock. Waivers of development standards for the following: reduce principal structure setbacks; reduce accessory structure setbacks; and eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christie Lane within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**JAIME DE LA VEGA**

Good morning. My name is Jaime De La Vega, address 6944 Erin Circle, Las Vegas, Nevada 89145, and I represent the owners, the Rentarias. And just to let you know regarding to Item 53, which is the zone change, is because the size of the property and we need to see the whole property. They own this property and they also they own this property. So eventually they're going to merge these two parcels eventually, probably not at this time. And regarding to Item 54, which is a use permit, it said large livestock, but we just asked just for one horse. Just one horse no more. So maybe it's not a large livestock. And regarding to the setbacks, this is a problem right here. This bedroom addition, we don't know when was built but probably was built by the previous owner because they acquired the property in 2015 and this already was there.

And the good thing for us is we have a block wall here, and it's just 6 feet high. And this is an vacant lot, and we talk to the owner a few times, and for right now they don't plan to do anything, and he don't have any problems. And this setback right here, because the item's property is the same owner, the Rentarias, eventually this wall going to be removed so there's no setback here I believe. And now this area right here is the separation of the buildings. There's also this structure is just a shape for water well equipment. There is a pump, and it always be like that because all this property was built in 1956, and it's always been like that. They just make a few improvements for the whole property. And we really ask you consider that this addition was built long, long ago. And the setback here is 7 feet, probably 15 finish required, but nobody's complaining. The north, east, south, and west, no neighbors complain as far as we know.

**TICK SEGERBLOM**

All right, if that completes your presentation, we'll open a public hearing and—

**AL ROJAS**

My name is Al Rojas. We do a lot of work with our neighborhood watch group in this area. Generally speaking, I do support this project, but I do want to address some issues that are going on in this area. First of all, this street down here is notorious for getting a lot of homeless people, commercial vehicles, trailers, and it's a hard area to maintain. I support this project, and there's been some development going on over here, and I wanted to address my concerns with that at the previous meeting, but I was not allowed to. So, I'm going to do that now because I do believe the community deserves to know what's going on here. And what I feel, or what many of us feel, are the precautions that have to be taken.

There's going to be a development here for food. Anytime you have food, homeless are going to try to attack that place. We know that already because they live off the trash cans. They go over there; they loiter. They go over there, and they panhandle. So you got to take extra precautions. This project is a fantastic project but there has to be a strong wall here.

What I recommend is that either this person develop a wall with, I don't know if you can see this here, there's wrought. Maybe you might zoom in. You can see the wrought on the fencing on top of the brick wall. I recommend that either these people put a wall up with these kind of iron fences to protect the people from jumping over because they're going to have people coming from the homeless people. Jumping over here to go get to the food and the trash cans and all the other stuff. Or the people who are going to be developing on this site put together a fence. But somehow there has to be a boundary here, with a fence, to have this kind of— This is from 7-Eleven. This wall here, there's a 7-Eleven on one side, and there's a HOA on the other side with about 200 units on there. And this is the only way that 7-Eleven could people from, keep that whole area clean. That's over on Lake Mead and Hollywood.

So that's just my recommendation. It's a good project that they're going to— I appreciate that they're going to be developing, that they want to put some apartments over here. They talked about that. And it's definitely, we want to invest in this area. But we don't want to let homelessness grow. We don't want to let these problems grow. There's actually a property down over here, that I've been made aware of, that's got millions of RVs [Recreational Vehicle] on it. Well, not millions, but a lot of them. It's a drug area, and this whole place is— We got to start getting control of this whole area around here and everything. But nice project, and I totally support it. Thank you, sir.

**TICK SEGERBLOM**

Anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn it back over to Commissioner Kirkpatrick. And just for the record, one way to get rid of homeless is to create homes, and that's what we're doing today.

**MARILYN K. KIRKPATRICK**

Well, Mr. Chairman, I just—and I appreciate Mr. Rojas's things, but he's not doing this alone. We have tons of staff that are out there all the time. We have tons of HELP of Southern Nevada that are out there. You're not doing it alone. So quit taking all the credit, for one, because we have a lot of staff people that are out there doing it every day. And we recognize that it's a problem, and we've worked to change laws and we're trying to create homes.

The reason that this applicant is here today, because of a code violation, because people were complaining about the traffic on the street, the neighborhood. We understand closer to Nellis that there's an issue. We are out there at least four times a week. We understand that there's an issue with Meikle Lane near Sloan. We are out there at least six times a week.

So, you're here today sir, in your project, but we want to talk about the code complaints, because the code complaints started from the music, the late nights, the lots of guests that you had. And although you're asking for one horse today, there's been many horses there on a regular basis. We don't oppose that. But we want you to be good neighbors because that is an older rural area. We are working across the street on Lake Mead to build a commercial little area where maybe we have a Tractor Supply, or we have somewhere where people can get the stuff that they need, because that's originally what that whole little area was back in the days. But we need you to be better neighbors, at bottom line, or we're going to be here all the time. Right? So, you can say that this is a separate property and someday they're going to combine it, but we can't look at that. We need to look at what is going on there.

So, I went all the way back, and we looked, and that bedroom addition has been there since 2013. So, you could go back on the Google Maps, and you can see that that's really, it's been there a long time. It would be, I don't know how, after 12 years, we can make you tear it down. But you do have to get it permitted correctly—

**JAIME DE LA VEGA**

Oh, yes.

**MOTION**

**MARILYN K. KIRKPATRICK**

—for liability issues, for us, for everybody. So, it may take some work, you may have to put some header boards in or whatever. But it's always terrible to have to tear things down, but it does have to be legal. Because if somebody gets hurt, I'm not being liable, or the county, and I'm not sure it'd be fair to the homeowners. So, we're going to give you one year to complete that process, because you can do it fast if

you get moving today. And we appreciate all the good work that you've done to clean up the neighborhood, we want it to stay that way on your property.

Because there's no easy access to get to somebody, so before you leave, the owners, we'd like a phone number today because we get tons of calls on your little neighborhood at night. So, we'd like a phone number so we can call you instead of calling the police to pay you a visit. So, we would normally, we typically don't waive the waivers but it's been there since 2013, and I just would rather you get it legit. And you may have to tear some of it down to make it legit. So, we'd make a motion for approval, and we would allow for the waivers as listed. But we have one year to be complete, and two, we'd like a contact information. Is that— I know Sami, I went back and forth but we did a lot. We couldn't find the appraisals, but we could find on the Google Maps, that that accessory structure was done in at least the first part of 2013. So—

**JAIME DE LA VEGA**

Can I make one last comment?

**MARILYN K. KIRKPATRICK**

I'm sorry?

**JAIME DE LA VEGA**

Yes. One last comment? Can I do that?

**MARILYN K. KIRKPATRICK**

Mm-hmm.

**JAIME DE LA VEGA**

I forgot to tell you that the structure is going to be 100% architectural compatible with the existing residents. That's one thing. And when we submit plans to the building department, obviously you know we are going to bring everything up to code, electrical, because we really care about the hazards like electrical problems and things like that. And I promise you I'm going to talk to the owners. Well, they're here present. And I'm going to talk to them regarding to the complaints, parties, and everything. We want to correct that. We promise that.

**MARILYN K. KIRKPATRICK**

Well, we actually, to Mr. Rojas credit, we do have a lot of neighborhood watches that are popping up. And at the end of the day, that we've worked super hard over the last 10 years to clean that area up. But we need you to be a better neighbor. Right? So, we do a lot with that school that's right there, Mountain View. We do a lot with the Bob Price and the community center just down the street. So, we just want you to be a good neighbor, and a good neighbor is not blaring music at 2 a.m.

**JAIME DE LA VEGA**

We are going to correct that for sure.

**MARILYN K. KIRKPATRICK**

Okay, perfect. Do I need to clarify anything else, Sami? All right, that's my motion.

**TICK SEGERBLOM**

Say something about giving contact information, so how are we going to arrange that? So can you make sure that—

**MARILYN K. KIRKPATRICK**

I was trying to see if Will's here, but if not, if you could just write down your information. The person that you want me to call at 2 a.m. if I get complaints. So, if it's not you, sir, then the owners, give me their phone number because I will call.

**TICK SEGERBLOM**

All right.

**RICARDO CORONA**

How you doing? My name's Ricardo Corona, and I'm actually the front neighbor, Item 53. I totally agree with him. I have livestock too. I'm in the front 5537 Meikle Lane. And everybody in the community has horses. And to this, I don't see why they wouldn't allow one horse at least and stuff like that. So that's all I wanted to hear that I agreed to that.

**MARILYN K. KIRKPATRICK**

Oh, okay. So, we did allow for the livestock, and the livestock and the horses are based on the turnouts. So, like I said, they're asking for one, but on a 0.50 acre you can typically have two to three depending on how you set the stalls up. We're happy to have our animal control work with you, but it's based on the ability for the horse to come out of the stall, turn around and go back. Because what we don't want to do is have it so overcrowded that the horses are not comfortable. Right? We have a responsibility to make sure they're comfortable. So, this is just allowing you to do that within the current zoning that you have today. Mm-hmm.

**TICK SEGERBLOM**

All right, there's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**JAIME DE LA VEGA**

Thank you so much.

**54. UC-25-0399-RENTERIA, IDALIA P.:**

USE PERMIT for large livestock.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce principal structure setbacks; 2) reduce accessory structure setbacks; and 3) eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor. MK/dd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 53).**



## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- 1 year to complete the building permit and inspection process or the waivers of development standards will expire unless extended with approval of an extension of time;
- 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 use permit 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

- Right-of-way dedication to include the spandrel on Meikle Lane and Christy Lane;
- Remove non-standard improvements within the future right-of-way.

*(Companion Items 55, 56, and 57)*

#### 55. ZC-25-0238-PHO, LLC:

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

**ACTION: APPROVED (COMPANION ITEMS 56 AND 57).**

## CONDITIONS OF APPROVAL -

### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as

determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **SAMI REAL**

Next are Items 55 through 57.

- Item 55, ZC-25-0238. Holdover zone change to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise.
- Item 56, VS-25-0239. Holdover amended vacate and abandon easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road, previously not notified; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise.
- Item 57, UC-25-0240. Holdover amended use permits for the following: a proposed hotel; personal services, beauty salon; outdoor drinking, dining and cooking; live entertainment; and restaurant and related facilities. Waivers of development standards for the following: increased building height; reduce parking; reduce and eliminate street landscaping; reduce drive aisle width, no longer needed; allow and attach sidewalk, no longer needed, and alternative driveway geometrics. Design review for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise.

#### **TICK SEGERBLOM**

Good morning.

#### **DAVID BROWN**

Good morning. David Brown, 520 South 4th Street, on behalf of the applicant. With me as well, is the architect, in case you have any more technical questions. The applicant is basically trying to do an Embassy Suites on this property. It is within walking distance of Allegiant Stadium. Originally there were some issues with Public Works. We've worked with them to address it. Primarily it was the driveway entrance. I believe all those have been addressed at this time. We believe it would be consistent with what's hopeful for that neighborhood and part of the Stadium District Plan, and happy to answer any questions if you have them.

#### **TICK SEGERBLOM**

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

#### **MOTION**

#### **MICHAEL NAFT**

Thank you Mr. Chairman. Mr. Brown, you laid it out well. The applicant has essentially shifted the entire building in order to accommodate some of the questions raised by Public Works, which I think was really important, and will make for a good product in the end. This is in the Stadium District, so it's important that we uphold those standards, and set a path moving forward for future development in the area. And I think you have done that. You've also made accommodations to meet the FAA (Federal Aviation Administration), or to gain the FAA's approval at this point. So, I'm pleased to move for the approval of

Item 55, 56, 57. And just so it's perfectly clear, you did, Ms. Real read into the record that the attached sidewalk waiver is no longer needed.

**DAVID BROWN**

Correct.

**MICHAEL NAFT**

Thank you.

**ANTONIO PAPAIZIAN**

Commissioner? Can I clarify?

**MICHAEL NAFT**

Ah, yes. Oh, yes Mr. Papazian has a condition to add.

**ANTONIO PAPAIZIAN**

Thank you, sir. I would also like to say that waiver standards number 6E and 6F are no longer needed. They meet the requirement. They're meeting the throat-depth requirement off of Quail Avenue. Also, if I can add a condition that says, "Applicant to work with Public Works Development Review for the radius on the northerly driveway ingress side on Valley View." I'd appreciate it.

**MICHAEL NAFT**

The applicant understands those additional comments?

**DAVID BROWN**

Yes, we're in agreement with those.

**MICHAEL NAFT**

Okay, then my motion reflects the additional comments made by Mr. Papazian.

**TICK SEGERBLOM**

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

### **VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

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

HOLDOVER AMENDED VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View

Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 55 AND 57).**

#### **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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **57. UC-25-0240-PHO, LLC:**

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

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

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

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

#### **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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 to work with Public Works - Development Review for the radius on the northerly driveway ingress on Valley View Boulevard;
- Reconstruct any unused driveways with full off-site improvements;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

WAIVERS OF DEVELOPMENT STANDARDS #6E AND #6F WERE WITHDRAWN.

*(Companion Items 58, 59, 60, and 61)*

#### 58. ZC-25-0384-CUVA, JOHN A.:

ZONE CHANGE to reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 59, 60, AND 61).**

#### CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this

project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **SAMI REAL**

Next are Items 58 through 61.

- Item 58, ZC-25-0384. Zone change to reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to a RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise.
- Item 59, VS-25-0385. Vacate and abandon easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment) and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise.
- Item 60, DR-25-0386. Design review for a single-family residential development on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise.
- Item 61, TM-25-500092. Tentative map consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise.

### **TICK SEGERBLOM**

Good morning.

### **LIZ OLSON**

Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant, Signature Homes. This is an infill piece of property, if I could have the overhead please. Thank you. We're located along Rainbow just north of Cactus. We are within the Mountain's Edge Master Plan. The site is currently split-zoned with RS20 on the north and CG on the bottom. There's some existing commercial here to the south as well as some existing RS2 to the north and to the west of us.

We are requesting a conforming zone change to RS3.3 for a total of 31 lots. We have access off of Rainbow here. As you can see, we have our detached sidewalks along Rainbow with all of our required landscaping. Our proposed homes will be two-story. They will be compliant with all of the Mountain's Edge and county design standards very similar to what you see in the adjacent properties.

Staff is recommending approval of our application but for our tentative map due to our proposed hammerhead here. What we are proposing on the north is the hammerhead instead of the cul-de-sac, which will allow us to have a larger setback to these homes to the west here. Otherwise, we have our patent easements and our vacation of the detached sidewalks along Rainbow. Appreciate staff and TABs recommendation and happy to answer any questions.

### **TICK SEGERBLOM**

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

### **JUSTIN JONES**

Thank you, Mr. Chair, and thank you Ms. Olson for the presentation. I'm just confirming that because it's in the Mountain's Edge Overlay that it will be part of the Mountain's Edge Master Association?

**LIZ OLSON**

Correct. Yes.

**MOTION**

**JUSTIN JONES**

Okay. All right, then with that I'll go ahead and move for approval of agenda Items 58, 59, 60 and 61.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes, thank you.

**LIZ OLSON**

Thank you.

59. VS-25-0385-CUVA, JOHN A.:

VACATE AND ABANDON easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 58, 60, AND 61).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

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

60. DR-25-0386-CUVA, JOHN A.:

DESIGN REVIEW for a single-family residential development on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 58, 59, AND 61).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

61. TM-25-500092-CUVA, JOHN A.:

TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 58, 59, AND 60).**



## CONDITIONS OF APPROVAL -

### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Grand Rue Avenue shall have an approved suffix that is not Avenue or Court;
- The street shown as Sonata Pointe Street shall have an approved suffix that is not Street or Court.

### 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 #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

62. ORD-25-900481: Conduct a public hearing on an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5279; EFFECTIVE 07/31/2025).**

## SAMI REAL

Commissioners, next is Item 62.

- Item 62, ORD-25-900481. Conduct a public hearing on an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto.

Commissioners, this is a request to conduct a public hearing on an ordinance to modify the Truck Staging to incorporate a new use, to say it otherwise, for commercial truck parking lots. So, we request that you conduct the public hearing and adopt the ordinance.

**TICK SEGERBLOM**

All right. This is a public hearing. Anyone here wishing to speak on the item?

**AL ROJAS**

Al Rojas. I live in Sunrise Manor. I'm not sure. I think you guys are addressing the trucking issues that are going on with people parking their commercial vehicles all over town. I'm getting a lot of complaints on that, too, and tow trucks and things of that sort. I definitely feel that we should have some kind of a discussion on this. It should be brought to public attention. People are complaining about semis just parking all over the place and parking in empty lots. And as a matter of fact, as part of my neighborhood watch group, I have trespassing rights on several vacant lots. And I will be working on getting trespassing rights on some vacant lots over on Michael where we have people with trailers that are living in there.

So, this is definitely an issue that I want to bring up to the community. People should be getting ready, getting informed about this. There's a Latino trucking agency that's been going to be a part of this hopefully. And I totally support public comment and maybe having some kind of a press conference so people can get out here and talk about this. This is a big issue, and we definitely got to start addressing this because it is a big problem, especially in the Sunrise Manor/east Las Vegas area. Thank you.

**TICK SEGERBLOM**

All right, anyone else wishing to speak? Seeing no one, we'll close the public hearing. Commissioner Kirkpatrick, we need to do anything here?

### **MOTION**

**MARILYN K. KIRKPATRICK**

No. I just want to say that we've crafted the ordinance so that they could come back with a special-use permit. One of the things that we didn't do, and was to allow it in commercial use. We're requiring it be industrial. And the reason for this, I thought about it, was even like by my house, the commercial grocery store thing there ended up being in the City of Las Vegas, like 25 trucks being parked there. And I don't think that's the intent that we want, but in order to give each Commissioner some flexibility, the special-use permit could help with that for us in Sunrise Manor.

The issue is North Las Vegas built all that warehousing with nowhere for all these people to go. And so, we know of seven illegal ones today, and we want to work with the DMV (Nevada Department of Motor Vehicles) to ensure that they force people to these. And it makes it a little bit easier for us to code-violate them, because they have somewhere to go. So that's the thought behind it. And I anticipate, at least in our district, that we have applications in on most of them that are looking to go down this direction.

**TICK SEGERBLOM**

So that's the motion?

**MARILYN K. KIRKPATRICK**

That's the motion to approve it.

**TICK SEGERBLOM**

Okay. Cast your vote.

## VOTE

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

### **TICK SEGERBLOM**

That motion passes.

## SEC. 6. INTRODUCTION OF ORDINANCES

63. ORD-25-900221: Introduce an ordinance to consider adoption of a Development Agreement with Gragson Family Management Trust ETAL & Torres Robert TRS & G K Acquisitions LLC ETAL & Micone Michael A Trust for a multi-family development on 7.82 acres, generally located north of Maule Avenue and east of Gagnier Boulevard within Spring Valley. MN/dw (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9 A.M. (BILL 7-16-25-1).**

### **SAMI REAL**

All right. Item 63 through 67 are ordinances for introduction.

- Item 63, ORD-25-900221, is an ordinance to consider adoption of a development agreement with Gragson Family Management Trust ETAL & Torres Robert TRS & G K Acquisitions LLC ETAL & Micone Michael A Trust for multi-family residential development on 7.82 acres.
- Item 64, ORD-25-900412, is an ordinance for the adoption of a development agreement with Toll South LV, LLC for a single-family residential development on 2.38 acres.
- Item 65, ORD-25-900471, is an ordinance to consider adoption of a development agreement with CD Blue Diamond Arville LLC for commercial development on 1.55 acres.
- Item 66, ORD-25-900487, is an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners in Assessor's Books 161, 164, 176, 177 and 191.
- Item 67, ORD-25-900493, is an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 2, 2025.

Commissioners, we ask that you set the public hearing for August 6.

### **TICK SEGERBLOM**

I'll introduce the ordinances and set the public hearing for August 6, 2025.

64. ORD-25-900412: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV, LLC for a single-family residential development on 2.38 acres, generally located west of Cameron Street and south of Mesa Verde Lane within Enterprise. MN/dw (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9 A.M. (BILL 7-16-25-2).**

65. ORD-25-900471: Introduce an ordinance to consider adoption of a Development Agreement with CD BLUE DIAMOND ARVILLE LLC for a commercial development on 1.55 acres, generally located north of Blue Diamond Road and west of Arville Street within Enterprise. JJ/dd (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9 A.M. (BILL 7-16-25-3).**

66. ORD-25-900487: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners in Assessor's Books 161, 164, 176, 177 and 191. (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9 A.M. (BILL 7-16-25-4).**

67. ORD-25-900493: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 2, 2025. (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9 A.M. (BILL 7-16-25-5).**

## PUBLIC COMMENTS

### **SAMI REAL**

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

### **TICK SEGERBLOM**

All right, this is the last time for public comment.

### **AL ROJAS**

My name is Al Rojas. I live in the Sunrise Manor area. Very active in the community with Neighborhood Watch. First of all, I do want to thank our Commissioners and our elected officials, Metro, for cooperating with the community, when we're getting involved in addressing these issues. I'm part of, on social media, we have a Facebook page called Eastsiders Taking Action where we're addressing a lot of the issues in the east side. In no way am I trying to take all the credit for the work that's being done. What I'm trying to do is get the community involved so we can work with our Commissioners. It's only obvious that our Commissioners cannot go to every resident and get them to cooperate. We just had one right here, which I'm personally going to go right after. And he's playing loud music. And I've already shut down about seven people playing loud music in our community. And I am willing to prosecute. Somebody calls me, I'll go down there, I'll take a video, I have enough evidence. And the next time they're going to get— There's a law that says that if you're playing loud music, that as long as one of the residents steps up in the community, you don't even have to live next to the community, that you can prosecute them.

So especially for me to be stepping up and trying to help, that's what it takes. It takes the community the best communities support law enforcement and their elected officials. And that's all that I'm trying to do. And I appreciate all the cooperation that I'm getting from all of our Commissioners. In particular, my Commissioner, Commissioner Kirkpatrick, and my neighboring Commissioner Tick Segerblom. And all the work that Commissioner McCurdy II is doing. He was part of Sunrise Manor, and all the other Commissioners that are involved.

I think that we have enough laws and enough ordinances to clean up all of Clark County, so we don't become the next LA (Los Angeles) County or South Central, which is what I'm afraid of. I can't sleep at night. I grew up in LA. I lived in Orange County for 38 years. I lived in a tourist community. I know what it can be like. This is a tourist community. And I am really afraid that we'd be going down that path. But I think we can put a stop to it.

COVID, really, was a big problem. I know that we couldn't enforce the RVs, people living in the RVs. There is an ordinance that says you cannot live in an RV. How, if somebody's out there in these RVs that are not movable, that there's people with RVs that they can't be moved. And if somebody is living in them, how do we enforce that? And that's what I'm going to be talking to Metro about. And I'm asking our Commissioners to look into that. If there's somebody living in an RV, parked on the street, and they can't move it, how do we enforce it, get them out and get that RV out of town? And that's the only thing that I see holding us back from cleaning up all of Clark County. I can't believe I got it in three minutes. Thank you very much. (Inaudible).

**TICK SEGERBLOM**

We squish the RV.

**AL ROJAS**

Yeah, we squished it.

**MARILYN K. KIRKPATRICK**

In October, Commissioner Segerblom, you know as well as I know, as well as the east side knows, we passed a bill which will allow us to do those things. Today, we know people are not supposed to live in them, but we don't have any authority. Unfortunately, we're not a charter, where the city has the authority to do whatever they want. We got to ask permission. And we asked permission. We got permission. We just got to wait for it to take effect.

**TICK SEGERBLOM**

We're ready. All right. That closes or ends the hearing. Now we're ready for the Redevelopment. Do you need five minutes to set up? Or—Okay. All right. If you're here for the Redevelopment, stick around.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 11:20 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

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

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