



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

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, October 8, 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 9:02 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
Lynn Marie Goya, County Clerk
Jewel Gooden, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning, this is the Clark County Commission Zoning hearing on Wednesday, October 8. Director Real, please.

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 can come forward now. If the item is not on consent, you can also speak when the item comes up, but you can't speak at both times. Good morning, Ms. Coleman.

MARGARET ANN COLEMAN

Morning. My name is Margaret Ann Coleman, and I'm here again today expressing myself concerning items—

TICK SEGERBLOM

I'm sorry, which item are you speaking on?

MARGARET ANN COLEMAN

Public comments. It's on the agenda—

TICK SEGERBLOM

No. So I'm sorry Ms. Coleman.

MARGARET ANN COLEMAN

—as well as something yesterday on the agenda.

TICK SEGERBLOM

No, hold off—and you can speak at the end of the—end of our meeting.

MARGARET ANN COLEMAN

Well I haven't really read.

TICK SEGERBLOM

Anyway, I apologize, but you don't have an item on the agenda, and you have to wait until the end of it. That's okay. Just hold off, and you can—remember you get to speak at the end of the meeting. Thank you. All right, anyone else wishing to speak in public comment. Please identify the item and spell your name, and state your name, and spell your last name.

PATRICK RAFTER

Agenda Item 31. For the record, Patrick Rafter, R-A-F-T-E-R, president of Local 1908. Good Morning, County Commissioners and county management. I'm here today representing the 900 firefighters who proudly protect the stadium and surrounding entertainment district 24/7, 365 days a year. On behalf of Local 1908, I want to thank by saying thank you to the developer and the county for your partnership and commitment on several key areas. The agreement to build a fire post on site, the funding for the purchase of necessary apparatus, and a generous donation to support the initial development of a hazmat program.

As many of you know, Clark County shuttered its hazmat program many years ago. However, thanks to this capital investment, Local 1908, alongside with Chief Samuels, county management will begin negotiation to reestablish hazmat operations in Clark County. This is a critical service the community needs and for that we're truly grateful. For over 25 years, we've proudly staffed and supported special events throughout Clark County. In 2022, the County approved 18 new positions to bolster frontline 9-1-1 response efforts and assist with special events coverage.

These dedicated members are often pulled from their regularly assigned fire stations to work the events frequently into the early hours of the next morning. As you can imagine, the volume and the scale of special events in Clark County have grown significantly. Kudos to Las Vegas Convention and Visitors Authority (LVCVA) for successfully attracting such high-profile economically impactful events to Southern Nevada. While we're optimistic about the future of baseball in Las Vegas and hopeful for successful team with deep playoff runs, we must also acknowledge the operational reality.

You have essentially added 81 new additional events that will be staffed by an already strained system. These events will require coverage from the same four-person team currently responsible for staffing: Allegiant Stadium; T-Mobile Arena; The Sphere; F1 (Formula 1); EDC (Electric Daisy Carnival). Multiple convention spaces and other major events including: Rise Festival, music festivals at the festival fairground, Super Bowls, Final Fours, and many more on the horizon. The special events responsibilities

are in addition, in addition to their normally assigned daily duties of being fire captains, running a crew, and responding to 9-1-1 calls for service in our communities.

In 2024, a Local 1908 became increasingly aware of the toll this workload was taking both on our members and on public safety. Our projections for 2025 and beyond show even higher volume of events coming to town. We are here today to say that the current deployment model for special events no longer is sufficient to meet the growing demands of this division. In May of this year, we formally requested discussions on how to improve the efficiency and effectiveness of these special events' efforts. We recently met with County to begin that conversation, and we remain hopeful that we will continue to work collaboratively to address these challenges. Together, we can build a plan that ensures the safety of all event attendees, the well-being of your firefighters, my members, and the continued success of Clark County as the premier destination for world-class events. Thank you for your time and continued support.

TICK SEGERBLOM

Right on three minutes. All right. Anyone else wishing to speak? We have— What are the three items we're pulling off the consent?

SAMI REAL

Correct. So, we'll be pulling Items 9, 11, and 12 off of the routine portion of the agenda.

TICK SEGERBLOM

If you're here to speak on those, you can speak when they come up, or you can speak now.

ERIN GENULLIS

Good morning.

TICK SEGERBLOM

Good morning.

ERIN GENULLIS

Erin Genullis, address 222 Karen Avenue, which is Turnberry Towers here to speak about agenda [Item] 11. This has been pushed once I understand. I don't know if it's being pushed again based upon the hold.

SAMI REAL

So, Commissioner, we are pulling Item 11 to be heard separately.

TICK SEGERBLOM

That will be heard separately in a few minutes.

ERIN GENULLIS

Will I be able to speak after the attorney who's representing or before?

TICK SEGERBLOM

Yes.

ERIN GENULLIS

After?

TICK SEGERBLOM

Yes.

ERIN GENUILLIS

I would prefer.

TICK SEGERBLOM

Great. Thank you.

ERIN GENUILLIS

Thank you.

STARR MERMEJO

My name is Starr Mermejo, M-E-R-M-E-J-O, and I'm with Dapper Development. I was just— I just wanted to ask if Item 7 was pulled from the agenda.

SAMI REAL

So, I haven't got to that part of the agenda yet, but I was going to read in a request to hold Item 7 until November 5, 2025.

STARR MERMEJO

Thank you so much.

TICK SEGERBLOM

All right. Anyone else? Seeing no one else for public comment. we' turn it over to Commissioner 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 request:

Hold to the November 5, 2025, Zoning meeting:

- Item 7, DR-25-0630

The above public hearing item is going to be open as a public hearing and immediately recessed until the date as previously stated. With this deletion, which is Item 7, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the agenda.

TICK SEGERBLOM

There's a motion to approve the agenda. 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 the September 3, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval of the minutes.

TICK SEGERBLOM

There's a motion to approve the minutes. 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. 4. ROUTINE ACTION ITEMS 4 THROUGH 31

ACTION: APPROVED.

SAMI REAL

Next are the routine action items which consist of Items 4 through 31, except the item previously deleted, and with pulling Items 9, 11, and 12 to 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 approval.

MARILYN K. KIRKPATRICK

May I ask a clarification? We're pulling the one, right?

SAMI REAL

We're pulling [Items] 9, 11, and 12 to be heard separately.

MARILYN K. KIRKPATRICK

And the one that I asked to hold?

SAMI REAL

That was either—

MARILYN K. KIRKPATRICK

(Inaudible)

SAMI REAL

You had asked either [Item] 9 or 12 to be held. If they weren't held, you wanted to pull them off, unless you would like to request that they be held.

MARILYN K. KIRKPATRICK

Okay. All right.

TICK SEGERBLOM

So, did we figure it out?

WILLIAM MCCURDY II

Number 12.

TICK SEGERBLOM

We'll holding number 12.

MARILYN K. KIRKPATRICK

I'm good. [Item] 9 is the one I was not regulating.

MOTION

WILLIAM MCCURDY II

With the recommended changes read into the record, I'll move approval of the routine action items.

TICK SEGERBLOM

There's a motion to approve the routine action items. 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.

4. DR-25-0596-ROBINDALE & ASSOCIATES, LLC:

DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (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.

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. The Determination of No Hazard must not be expired.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

5. SDR-25-0597-ROBINDALE & ASSOCIATES, LLC:

SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (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.

6. DR-25-0600-DECATUR POST, LLC:

DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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. The Determination of No Hazard must not be expired;
- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0108- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:

DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO NOVEMBER 5, 2025, PER THE APPLICANT).

8. AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until September 4, 2027 to review or 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

9. ET-25-400076 (DR-21-0714)-LVBV PROPERTY, LLC:

HOLDOVER DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) distribution center; and 2) finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)

ACTION: DENIED.

SAMI REAL

Next on the agenda then is Item 9.

- Item 9, ET-25-400076. Holdover design reviews first extension of time for the following: distribution center; and finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard and east of Lamb Boulevard within Sunrise Manor.

TICK SEGERBLOM

Do we have a presentation on?

MARILYN K. KIRKPATRICK

We do not. That's part of the problem. So, I actually would like to deny it and make them start over because they have not been— We've reached out to them at least six times, and I know that they've had some family issues. But we've asked for some response, and so I would just like to make a motion to deny it, and they can start over. And so, is that— You're going to ask me with prejudice or without, right?

SAMI REAL

So, it would be without prejudice unless you specify with prejudice. Correct.

ROBERT WARHOLA

Commissioner Segerblom, can we open up the public hearing?

TICK SEGERBLOM

Yes. Let's just open up the public hearing on Item 9. Seeing no one. We'll close the public hearing. Turn it over to Commissioner Kirkpatrick.

MOTION

MARILYN K. KIRKPATRICK

And that's my motion to make—to deny it without prejudice.

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.

10. ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.

DESIGN REVIEWS for the following: 1) recreational facility (pickleball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until September 21, 2027 to commence and review 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 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; 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.

11. UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:

HOLDOVER USE PERMIT for a recreational or entertainment facility.

DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- The special use permit is limited to lantern festival only;
- File a review of the lantern festival prior to May 8, 2026;
- The dates for the lantern festival event will be December 19, 2025 through March 8, 2026 (dates do not include setup and breakdown);
- Point of contact for lantern festival to be provided to Commissioner's office with a copy to Comprehensive Planning prior to event setup;
- Maximum height of all lighted lantern structures will be 35 feet;
- Lantern lights to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when lantern lights will be turned off by 11:30 p.m.;
- Lantern lights to be turned off by 11:30 p.m. Thursday through Saturday;
- No spotlights will be used;
- Speakers for the lantern event to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when speakers will be turned off by 11:00 p.m.;
- Speakers for the lantern event to be turned off by 11:00 p.m. on Thursday through Saturday;
- Speakers in lantern festival zones are limited to a maximum height of 10 feet and shall not be pointed towards Turnberry Towers (south of site);
- There will be no speakers in the food court or food truck area;
- No public address system (PA) loud speakers will be used;
- On site security will be provided for the duration of the lantern festival;
- There will be on site queuing area of approximately 600 feet from the driveway off Paradise Road to ensure traffic does not back up onto Paradise Road and Karen Avenue;
- Traffic management staff will be provided when the event is open to the public;
- Tickets will have 2 hour time slot increments to help manage the traffic flow for those attending the lantern festival.
- 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

- 3 year review of the off-site improvements;
- Drainage study and compliance.
- Applicant to coordinate with Public Works - Development Review on the commercial driveway access for temporary events;
- Traffic management plan to be reviewed by Public Works.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

SAMI REAL

Next is Item 11.

- Item 11, UC-25-0544. Holdover use permit for a recreational or entertainment facility. Design review for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Yep. Okay.

MARILYN K. KIRKPATRICK

Mr. Chair. I know it can't just be me, but I could barely hear anybody that's speaking, whether it's us or them out there. Can we ask them to turn up the microphone?

TICK SEGERBLOM

Can we ask the sound booth, the technician to turn up the microphone? I think ours worked pretty well.

JENNIFER LAZOVICH

I'll talk—I'll also talk louder. Oh.

TICK SEGERBLOM

There we go.

JENNIFER LAZOVICH

There we go. Okay. Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. The location of the application is the parking lot that exists today on the southeast corner of Sahara and Paradise Road. The application is for recreation entertainment facility, but more specifically, what is being asked for is the approval to do a lantern festival on the site. It would be temporary, and I'll go through that in a little bit, but this gives you an idea of the overall site plan. Here's Paradise Road, here's Sahara, and here's Joe W. Brown on this side. The site itself is a large parking lot today, and what this exhibit tries to just show is that we're still going to have a significant amount of parking on both the east side and the west side. In addition, on the south side, that's going to be an area that we're using for queuing and circulation, and I will get to that as why that's important in just a little bit.

The lantern festival itself is not meant to be a brightly lit or overly loud in the sense of sound event. It is—this gives you an idea of what the lighting would look like behind or on the inside of the structure. And then this is kind of the inside, and it turns into this when it's lit up. Now there will be several different, we call them zones. As you come in this is the area where you would enter. And you would come in, and then as you walk through each zone, it's its own themed area with a themed exhibit of a lighted lantern. These are not lanterns that float into the air. They stay fixed.

And then, within each zone, we will have some very low-level ambient sound or ambient music that is specific to what that particular exhibit is going to be on the inside. It's not sound that is meant to be heard even between zone B to C, or C to D because it's themed with whatever the music is that goes with what the exhibit looks like. And that's important because the Turnberry residents that live to the south of this have expressed concerns over a few things. Traffic, lights to some degree, and then sound. Those have been some of their main points. They may bring up others, but those have been some of their main points.

So, what we've done is we've come through the public hearing process, and as recently as yesterday, is worked with conditions to try to address some of the concerns that we've heard and I will go through those in a minute. But what we've also done is tried to explain as best that we can what this is, and again, what it isn't. Because as we understand it on the south side of Turnberry, at some point in the past there has been—it wasn't a lantern festival. It was a different kind of light festival, and it was bright, and it was loud, and so Turnberry is reacting to some of the things that they heard from that.

So, yesterday I had the opportunity to meet with the president of the Turnberry Towers that are south of this. And I think it's important to note that immediately to the south of this, here are the two towers that sit off of Karen Avenue. And then their parking garage, which is about four stories, and then you can park on the top and it's got some shade structures, so that's around 50 feet. That's this structure here that sits right behind or right on the property line between our side and this side. It's their parking garage, and then their towers sit just to the south of that.

So, through the Town [Advisory] Board (TAB) hearing and as recently as yesterday evening in having conversations with the president, we've come up with a whole laundry list of conditions that I'd like to take a moment and read into the record. These conditions have been previously provided to Planning, so they've seen it, but I will go through it, and some of it will turn into more of an explanation.

The first is that the special-use permit is limited to the lantern festival only. The next. No spotlights will be used. The next is that a maximum height of all lighted lantern structures—

TICK SEGERBLOM

Can you just give us the dates for the festival?

JENNIFER LAZOVICH

Oh, sure. The dates for the lantern festival will be December 19, 2025, through March 8, 2026. And I just want to make it clear that those dates don't include the setup or breakdown. Those dates there will be some, a little over two weeks, on the front end for setup and about that same time on the back end after the event ends for breakdown. But those are the dates of the actual event itself. Next, I think I read this. But maximum height of all lighted lantern structures will be 35 feet. That was important to Turnberry again because of the brightness or what the lights could be like. They also showed a picture at the TAB and which is why we used the condition about no spotlights being used. There was online another lantern festival. I believe it's in Northern Nevada. And from the tops of the lantern structure itself, there were spotlights that were shining up, which made the appearance seem taller and brighter. So that's why we

did the combination of no spotlights will be used, and that the maximum height of all the lighted structures will be 35 feet.

We will file a review of the lantern festival prior to May 8, 2026. In this case, we will be able to hear from the residents much sooner, and hopefully, we'll have a good working relationship with them if they hear anything while the event is going on. But it'll be an opportunity for us to address any issues or, which we are very hopeful for, we don't have any issues, and we'll be able to bring the lantern festival back again.

Lantern lights to be turned off by 10:30 p.m., Sunday through Wednesday, except for December 24, December 31, February 16, and February 17, when lantern lights will be turned off by 11:30 p.m. The significance of February 16 and 17 is it's Chinese New Year. So, that is why we asked for those on those two nights in February for the lantern lights to be turned off a little bit later. Also, that falls on a—those dates fall on Wednesdays.

Speakers for the lantern festival to be turned off by 11 p.m. on Thursday through Saturday. Lantern lights to be turned off by 11:30 p.m. Thursday through Saturday. There will be no speakers in the food court or food truck area. Just to give you an idea of where that is. That sits down here in zone H, so that's closest to their garage, and then their towers are here.

So again, this isn't about loud music, but just to be safe, we've added no speakers in the food court or food truck area. The speakers in the lantern festival zones are limited to a maximum height of 10 feet and shall not be pointed towards Turnberry Towers, which is south of the site. Again, that's designed to try to mitigate any music. We really do believe that we'll be okay because if you're in zone B, you shouldn't be hearing any sound from zone C. And if you can't hear it between B and C, we're hopeful that you won't be able to hear it in Turnberry as well.

Then, we have on-site security will be provided for the duration of the lantern festival. There will be on-site queuing area of approximately 600 feet from the driveway off Paradise Road to ensure traffic does not back up onto Paradise Road and Karen Avenue. They advised us of a temporary event that was here in October of last year and might even have been another time before that. And at the time, it was a promoter that was doing this event, and they must have had some type of control right here close off of Paradise. And so, what that caused was a backup to go down Paradise and onto Karen, which caused disruption to Turnberry residents getting in and out. So, what this condition talks about is just how much queuing, that's where this 600 feet—this is the whole area where the 600 feet comes into play. We don't have a gate. We're not charging for parking, so we don't have something where people can't get off the road very quickly off of Paradise and into the site to park. In addition, we have a designated area for taxis and Lyft and Uber drop-off as well.

And then we do have an access point off of Sahara as well, so we can keep the traffic and get it off the streets as fast as we can. A traffic management, or excuse me, traffic management staff will be provided when the event is open to the public. Again, that's to ensure that we're not letting traffic back up on Paradise Road and Karen. No public address system, PA loudspeakers, will be used. The only time we could conceive of needing to use this as if there was an emergency situation. But outside of that, we're not playing music or anything like that through a PA system.

Next condition. Traffic management plan to be reviewed by Public Works. So, we'll sit with Public Works before the event starts, and we'll show them what our staffing plan is and how we plan to get the cars off of Paradise Road. And I think this is a really important one. Tickets will have two-hour time slot increments to help manage the traffic flow for those attending the lantern event. So, it isn't like it opens at 4 p.m. and everybody just comes at 4 p.m. They sell tickets in increments of two hours. So, if you have

a family and you want to go earlier, your time slot may be 4 p.m. to 6 p.m. If you want to go a little bit later, it may be 6 p.m. to 8 p.m., or 8 p.m. to 10 p.m. And so, that way, we know that we're able to manage that traffic flow a little better because there's timed entries with your tickets based upon the time that works for you and your family.

We're hopeful that these conditions address a number of the concerns, maybe not all of them, but a number of them that we heard from Turnberry. And we also hope it's a successful event and that we'll be allowed to come back because we've complied with these conditions and been a good neighbor. So, I'd be happy to answer any questions.

TICK SEGERBLOM

Let's go ahead and hear from the neighbors first. Anyone wishing to speak on this item, please come forward.

ERIN GENULLIS

Good morning. Erin Genullis again. Oh, they turned them up. 222 Karen Avenue, Turnberry Towers. Appreciate Attorney Lazovich's conditions that she outlined. It's more than we heard when we were at the Winchester TAB, so I appreciate that. I'm a resident, I'm not on the TAB, but I work very closely with TAB members. And I understand that with the condition that's been placed, the application is only for this lantern light festival, not for other events. So let me get the notes. Sorry about that.

During construction— Our only frame of reference is what occurred at Westgate, and it is a similar, very similar structures with regard to the lanterns inside of lit structures. During the construction, we listened to weeks if— I think it approached two months of sounded like gunshots, thousands, and thousands of them from concrete anchors. I don't know how these structures are going to be put and onto the concrete parking lot, but I'm assuming that's how it's going to be done. So, I do have concerns about the noise from during the construction. How long that's going to go on. And then security with regard to our property.

Now, Ms. Lazovich explained that there, yes, we do have a parking structure, but our towers are 45 stories each and they're angled so the units on the ends of those abut pretty closely to this property. And so, the 50 feet is not actually 50 feet, so any noise and light is going to be affected. We're concerned about security. I understand that they're going to have on-site security, but we have an entire, our entire northern portion of our property abuts this parking lot, and it's separated only by a fence. We're concerned about anyone going over that fence onto our secure property. We have a guard-gated secured facility, and so we do have concerns about that.

In terms of traffic, I understand they're not going to have a pay-as-you-park system, which is what I think probably affected the lowrider event, which caused a huge backup. We couldn't get into or out of our property, and neither could on the Paradise side our deliveries. We couldn't get deliveries in. We couldn't get trucks out. Also concerned about trash and debris control of that and flowing onto our property. We have heavy winds during the fall and winter months, and we have had a lot of issues with that from that property. Thank you for your time.

TICK SEGERBLOM

Thank you. Anyone here? Anyone else wishing to speak, please come forward.

GREGORY EMPSON

Good morning. My name is Gregory Empson, E-M-P-S-O-N, 222 Karen Avenue, number 3801. I lived through, two years ago, I lived through the same type of event at the Westgate Hotel, and it was disastrous. We had loud noise, we had bright lights, and we were told nothing like that would happen. There are 600, approximately 650 condos affected by this festival and the last one that we saw at the Westgate, which is very similar, was just a disaster. What they are using is a parking lot, not a festival ground. And I just think that the people that live there went through this two years ago, and now we're talking about having this type of festival for the next three years. I think you should not approve this. Thank you very much.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak? Seeing no one. We'll close the public hearing and ask Ms. Lazovich to come back up. So, having heard the neighbors, I think we've addressed those. I did want to say one other thing I'd asked for was a phone number, so that 24/7 I can call anyone. So, anyone can call me and I can reach out, and we'll try to address those issues. So, and Antonio, you want to step in?

ANTONIO PAPAIZIAN

Thank you, Commissioner. We'd like to ensure there is no queuing in the right-of-way, Sahara or Paradise. We'd like to add a condition applicant to coordinate with Public Works Development Review on the commercial driveway access for the temporary event. I know Ms. Lazovich also said it's not a pay-as-you-park event, but we want to ensure that there is no attendant at the driveway. So even with proper throat depth, we want to make sure that there's not an attendant right at the driveway impeding the traffic or impeding the queuing in the right-of-way.

TICK SEGERBLOM

And I think that's one of the conditions is that they will meet with you ahead of time, and you have a lot of expertise in that. So, if you see some changes that need to be made that they will hopefully follow that.

ANTONIO PAPAIZIAN

Thank you.

TICK SEGERBLOM

All right. So, in response to the last comment about three years, this is a one-time approval. The truth is this is a large area. It's next to the strip. The landowner's entitled to try to make money in a reasonable manner. We've done this at the Westgate, and I agree that did not work out well, but this seems to be a much different event. We've learned from that. So, we're going to monitor closely. After it's over with, we're going to sit down and with the neighbors and evaluate and see what happened. If they don't like it and I don't like it, this is it. But honestly, I would love to see this property be used for something because it's revenue for the county, revenue for the state, and it's a positive thing. It's a very Asian-oriented theme. As you mentioned, it's going to be highlighted with the Chinese New Year, which will be very exciting for our Asian community and all of us, frankly. So, with the conditions and the fact that it's going to be limited. Oh. Actually, you didn't address the gunshot. Do you know about that?

JENNIFER LAZOVICH

I don't know how long—it bears noting that this particular group had nothing to do and was not the group that did the one at the Westgate. Our timeline for setup is about 20 days beforehand but it would start on December, excuse me, on November 24 and go till about December 15, right around there. I hear what they're saying. There's probably a little bit of that. I can't say that there wouldn't be, but it's a much—it's a compressed time for setup. It sounds like that went on for much longer to set up for Westgate.

TICK SEGERBLOM

Well, anyway, with respect to the gunshots, I'll work with your client to make sure that we try to do it at least in the same period of time, so it doesn't go 24/7 for three weeks or anything.

JENNIFER LAZOVICH

Agreed.

MOTION

TICK SEGERBLOM

But at the end of the day, it is a parking lot, and we have to figure out some way to attach these structures. But anyway, the reality is we've bent over backwards to work with the neighbors. I do think this is a good event, but I'm prepared to say this is the one and only one. And if in the middle of the event the noise becomes too loud or the lights become too high, we're just going to call you up and say enough's enough. But with that said, I would move for approval based on the conditions that were read into the record. And especially with working with Antonio to make sure that there's no queuing on Paradise, which I think was a huge issue. They couldn't even get into their condos during this event because the traffic backed all the way up into Karen. So, is that a motion? You want anything, Ms. Real?

SAMI REAL

Nope, that is a motion.

TICK SEGERBLOM

All right, thank you. Please 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

And that motion passes. But thank you to the neighborhood for being willing to step up forward and give us this advice and we're trying to work with you.

JENNIFER LAZOVICH

Thank you.

12. UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge DR-23-0776;
- Administrative Design Review required for alternative street landscaping consisting of trees and groundcover along Lamb Boulevard (shrubs are not required);
- Fencing to be installed around unimproved area labeled "0.98 ACRES UNDEVELOPED" on the site plan on file;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0109- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.

SAMI REAL

Next is Item 12.

- Item 12, UC-25-0582. Use permit for a hotel. Waivers of development standards for the following: increased building height; and eliminate street landscaping. Design review for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor.

TICK SEGERBLOM

Good morning.

MELISSA EURE

Good morning. Melissa Eure, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant. So, you can see here that the site, it's this whole parcel, but we're only utilizing this portion of the site. It's within an existing center on Lamb and Craig. And here you can see the actual site plan. So, we do have a four-story, 120 room Everhome Suites. And they are intended for extended stay, so people can stay shorter, but they can stay past the 30 days. This will be really beneficial for those that are maybe working at Nellis [Air Force Base] but don't need to be able to rent an apartment or a home. So, it will provide a longer-term stay for those that need it. And it's intended more for those mid-scale professionals that are coming into town.

So, they are providing ample parking on the site and they do have a little open amenities space. That's more of a lawn and barbecue area with some covered seating versus a pool and spa. And inside they would have a fitness center, lobby area, very typical for these types of hotels. Just to give you a little better view of how it orients. So, the front of the hotel actually faces towards Lamb and we do have this portion of the site that is going to remain vacant. We have actually recorded a record of survey to split the lot that recorded earlier this week. So that will remain vacant to be developed in the future. But this site here is for the hotel.

We do have a couple of waivers that we have requested. So, one is that you can see there's quite a bit of facade articulation on the roof line and as part of that we are asking for a waiver to increase the height from 50 feet, which is the maximum allowed to 50 feet and 7 inches. That's right at this portion here. The remainder of the roof line varies between 46 to 48 feet in height. So, this will provide by allowing this, we keep that greater roof line variation, but it'll also help us to provide proper screening for mechanical equipment on the roof line.

And then as our other waiver, we did request a waiver of the landscape for this section of landscaping right here along Lamb. You can see there's an existing tree that will remain. We're not actually asking to waive the landscape off of the site, but what it is, is that especially now that the record of survey has recorded, that is part of this undeveloped site and not on our site. So, we're just asking that that landscape be put in and developed when that portion of the site gets developed. Staff is added a condition that that would be required when that site is developed and we're completely accepting of that. We've also spoken with the Commissioner's office about making sure that the property owner then fences in this vacant portion to avoid any issues with dumping and homeless tents that may pop up because this is an infill piece. Excuse me. And with that, happy to answer any questions.

TICK SEGERBLOM

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

MARILYN K. KIRKPATRICK

Thank you. So, it's a great project and although I understand that staff is okay with deferring the landscaping, I am not. I've been consistent with that, and Lamb is a major corridor, so we've done a good job of making that nice all the way down to Lake Mead. So, I'm fine with the waiver of the, we're giving you a foot because 7 inches, who knows, it could be 8 and I'd hate to see you turn down, so you get an extra to get to the 51 feet. But I want you to, because this is still a part of this current application, even though you recorded whatever, it's still a part of this application. I do want the fence up on the vacant

parcel, so it doesn't become that. And I do want some type of alternative landscaping in between because I can't not have anything there.

I mean it's nice, you know. It's nice there today and a couple trees isn't going to break anybody or some desert landscaping or something, but we don't. So, I would deny. Tell your client you tried, but I'm a no on the second waiver. So happy to make a motion for approval, approving the first waiver and denying the second waiver, and you know we get stuck on landscaping. But you got to put something. I think it calls for, I'm not a big fan of shrubs over there. I see Sami looking at me. Because the problem is it's super windy over there and it just becomes a paper sack collection point, right? Or a plastic bag collection point.

SAMI REAL

I guess my— If you want alternative landscaping, meaning if I understand what you're saying, you don't want landscaping that complies with code but you want something.

MARILYN K. KIRKPATRICK

Yes.

SAMI REAL

I would recommend then approving the waiver but requiring alternative landscaping in its place. Because if you don't approve the waiver, then you're essentially saying you want the required landscaping in there.

MARILYN K. KIRKPATRICK

Okay.

SAMI REAL

And then if you want, we could specify that—

MARILYN K. KIRKPATRICK

But here's the thing, I'm not giving though. So, Melissa, I want you to understand I'm not going to give because that is a major thoroughfare.

MELISSA EURE

Right.

SAMI REAL

Right. And then we could specify that street compliant or code compliant street landscaping is required of a future development of that parcel if you want.

MARILYN K. KIRKPATRICK

Well, I mean shrubs is the worst thing you could put on that corner. If you've ever stood over there any day, it will collect at least 50 plastic bags from any one of the convenience stores around there. And so, it's not helping beautify, which we've spent eight years beautifying that corridor, so.

SAMI REAL

So then do you just want trees and no shrubs?

MARILYN K. KIRKPATRICK

Yeah.

SAMI REAL

Okay.

MARILYN K. KIRKPATRICK

I don't like shrubs.

SAMI REAL

Okay. Then—

MARILYN K. KIRKPATRICK

I clean the plastic bags out of the shrubs and—

SAMI REAL

Okay. Trees, no shrubs.

MARILYN K. KIRKPATRICK

So, what do you want me to say for the, what do you want me to put in here for the condition now that you know I'm very passionate about this corner?

SAMI REAL

Yes. So, you want the required number of trees, but you don't want the shrubs that are also required.

MARILYN K. KIRKPATRICK

So, am I approving the waiver with this alternative concept?

SAMI REAL

So you can, I would say then, you can deny the waiver and then specify that you want. We can specify the trees with no shrubs.

MARILYN K. KIRKPATRICK

Okay. Melissa, you have an idea because I don't want you to call me tomorrow and say what does that mean? I want to be clear.

MELISSA EURE

So, the waiver would be waiver of the shrubs and ground cover, or waiver of shrubs, but going forward with the trees, Sami?

MARILYN K. KIRKPATRICK

Yeah. This is why I just want to deny it and maybe put in a condition that administratively we can approve a landscape, an alternative landscape, that doesn't include shrubs is what I would say.

SAMI REAL

Okay, that works.

MARILYN K. KIRKPATRICK

That work?

MELISSA EURE

That works.

MOTION

MARILYN K. KIRKPATRICK

Okay, thank you. That's my motion. Messy, messy motion.

TICK SEGERBLOM

That's a long way of saying trees. And there's a motion. Cast your vote.

MARILYN K. KIRKPATRICK

It is a heat island over there.

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

And we do have some great, are they Chinese orchards or what are they? That motion passes. Thank you.

MELISSA EURE

Thank you.

13. VS-25-0576-HIGHLAND & STERLING, LLC:

VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)

ACTION: APPROVED.

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.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

14. WS-25-0575-HIGHLAND & STERLING, LLC:

AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth (no longer needed).

DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

15. VS-25-0584-REMINGTON SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessori Street within Spring Valley (description on file). MN/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

16. UC-25-0583-REMINGTON SUNSET, LLC:

USE PERMIT for offices.

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

DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Coordinate cross access with the parcel to the east if said parcel is approved for and constructed with an office use;
- 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;
- 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 Sunset Road improvement project;
- 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;
- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 0192- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. TM-25-500149-REMINGTON SUNSET, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 Sunset Road improvement project;
- 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;

- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 0192- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-10-8-25-1).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

19. ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):

ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0063- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/kh (For possible action)

ACTION: APPROVED.

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.

21. UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMIT for senior housing.

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

DESIGN REVIEW for a proposed multi-family residential development on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Double row of trees required along the east property line;
- 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;
- No community gates are to be installed;
- Coordinate with Public Works - Development Review Division for the bridges over the Duck Creek Channel;
- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0063- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-10-8-25-2).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

23. ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGES for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file).

JJ/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

25. WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback.

DESIGN REVIEW for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Side elevations of residences to include a minimum of 2 architectural features in accordance with Title 30;

- Enter into a standard development agreement prior to any permits 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 Valley View Boulevard;
- 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;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department – Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- Irish Rose Street is a sound alike street name.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067- 2025 to obtain your POC exhibit. Flow contributions exceeding CCWRD estimates may require another POC analysis.

27. CP-25-900588: Conduct a public hearing, adopt an amendment to the Flood Control Master Plan, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION R-10-8-25-3).

28. ORD-25-900552: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZKSMAZ Township Family Trust and Malik Umer TRS for a mini-warehouse facility on 1.97 acres, generally located south of Frias Avenue and east of Valley View Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5300; EFFECTIVE 10/23/2025).

29. ORD-25-900566: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 2.5 acres, generally located north of Camero Avenue and east of Hauck Street within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5301; EFFECTIVE 10/23/2025).

30. ORD-25-900654: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 20, 2022, August 17, 2022, and July 2, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5302; EFFECTIVE 10/23/2025).

31. ORD-25-900675: Conduct a public hearing on an ordinance to adopt the Development Agreement with Athletics StadCo LLC for a recreational facility (baseball stadium) on 35.11 acres, generally located at the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. JG/sr (For possible action)

ACTION: ADOPTED (ORDINANCE 5303; EFFECTIVE 10/23/2025).

SEC. 5. NON-ROUTINE ACTION ITEMS 32 THROUGH 55

32. UC-25-0439-SLH PROCYON, LLC:

USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- A valid Clark County business license must be issued for the cannabis distributor use within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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

All right, next is Item 32.

- Item 32, UC-25-0439. Use permit to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise.

TICK SEGERBLOM

Good morning.

ANGIE LIM

Hello. Oh sorry, was I supposed to come up here?

TICK SEGERBLOM

Yes.

ANGIE LIM

Yes. Hi, my name is Angie on behalf of the landlord of Procyon Street, 5975 Procyon. I'm here to request an—or add a special use permit on existing cultivation production facility.

TICK SEGERBLOM

All right. We didn't get your last name.

ANGIE LIM

Oh, Lim. Angie Lim, L-I-M.

TICK SEGERBLOM

Okay. All right. If that's your presentation we'll go ahead and close the—well actually we'll turn it over for a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll turn over to Commissioner Naft.

MICHAEL NAFT

Thank you, Chairman. I didn't have the benefit of you reaching out to me to discuss the item. So, it was a little unclear, but working with what I saw from the TAB and Director Real, it seems like this is really just sort of clean up to add the language that's now necessary as a result of state action.

ANGIE LIM

Yeah. No changes. Structurally nothing.

MOTION

MICHAEL NAFT

So given that nothing is actually changing other than paperwork, I am comfortable with it and move for approval of Item 32.

TICK SEGERBLOM

All right. There's a motion. Cast your vote.

ANGIE LIM

Thank you.

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.

33. UC-25-0594-AAA LAND INVESTMENT, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.

DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley.

JJ/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- 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.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0110- 2026

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

SAMI REAL

Next is Item 33.

- Item 33, UC-25-0594. Use permit for a vehicle maintenance and repair. Waivers of development standards for the following: modify residential adjacency standards; and reduced buffering and screening. Design review for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley.

TICK SEGERBLOM

Good morning.

LEBENE OHENE

Good morning, Chair, Commissioners. Lebene Ohene, 520 South 4th Street, representing the applicant. To orient you to the site, this project is located on the northeast corner of Fort Apache and Warm Springs Road and it's an addition to an existing developed site. The site is zoned C2 (General Commercial) and it's in conjunction with a previous approval to the north and the existing development to the east.

So, on the site plan, the specific area of the development is 1.7 acres of the overall 4 plus acres. This site, it's already developed with a canopy, gas canopy, and a convenience store. The development is an auto repair shop that is about 3,700 square feet. The maximum height of the building at the highest point is 33 feet. Now there are some waivers and a special use permit because an auto maintenance and repair shop requires a separation of 200 feet. In this case, because of the size of the lot and the existing development, we could only provide 15 feet. And we're buffering it with all the required landscaping to the east and also with the building. The building is 20 to 22 feet high.

The landscaping provided is the minimum required by code, which is the 15-foot requirement. The waivers include centering the building, but since the largest building, but since this is already developed it's hard to meet that requirement. So, we requested a waiver of that. Some of the other waivers include the residential adjacency standards, which talks about parking within a certain feet of residential uses. This impacts the certain portion, but it's buffered by landscaping. The throat depth were already existing were actually improved with this request. Showing that section on the property, as you can see along the east property line and just showing this picture as to the existing condition. When this application was previously approved for the gas station and convenience store, there was a requirement that they only do shrubs. There's an existing 6-foot-high wall, which we're asking to maintain. The site as it's graded, the houses sit about 3 feet above.

Therefore, once we provide the landscaping per our plans and per this section, this is the 22 feet, the highest point is 32.5 [feet]. So, 33 [feet], our staff set it. So, you can see where the houses are, the landscaping, and the 22-foot-high portion of the building. And with that adequate—we find that adequate buffering has been provided for the residences to the east. The design met all code requirements and so did the sustainability standards. So, with the landscape plan shown, this actually is an improvement, and it buffers the equipment for an existing canopy for the car wash. With that said, staff did recommend denying, so did TAB. However, we find that by creating the buffer it actually buffers the existing users, especially including the car wash and its vacuums. So, with that, I'm here to answer any questions and we'll appreciate your approval of the application. Thank you.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Given that there are no neighbors here in opposition and I appreciate the applicant's attempts to work with a challenging site. So, I'll go ahead and move for approval of agenda Item 33.

TICK SEGERBLOM

There's a motion for approval. 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.

LEBENE OHENE

Thank you, Commissioner Jones and Commissioners. Have a good day.

34. WS-25-0589-SOSA CARLOS RAFAEL CORDON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) – Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

SAMI REAL

Next is Item 34.

- Item 34, WS-25-0589. Waivers of development standards for the following: reduce setbacks; increase the fence height; allow non-decorative fences; and waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise.

TICK SEGERBLOM

Good morning.

ARLENE JING

Morning. My name is Arlene Jing. The address is 5127 McLeod Drive and I'm representing the applicant. Homeowner wishes to request the waivers for the setback. Home was built in 1955 and does not comply with today's standards. So, requesting the waivers for the setbacks and essentially the address is McLeod. His request is to have Florence be the address of the house because that's where the driveway is currently to access the property along here. Also, to request waivers for off-site improvements for the sidewalk. Currently, on McLeod Avenue it's all undeveloped so it would be, this is the property here and these are the neighbors, and along here the sidewalks are undeveloped as well. If there's any questions, I'd be happy to answer anything.

TICK SEGERBLOM

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

JIM GIBSON

I'll stand in for Commissioner Jones.

TICK SEGERBLOM

Oh, I'm sorry. Commissioner Gibson.

JIM GIBSON

So just to be clear, the reorientation would cause, after we were to approve this, Florence to be the front—

ARLENE JING

Correct.

JIM GIBSON

—of the house and the house would front on Florence Avenue.

ARLENE JING

Correct.

JIM GIBSON

So, with this approval we're going to grant you the authority to have the 6-foot walls with the understanding that if there is a line of sight issue, then it needs to be addressed.

ARLENE JING

Yes.

JIM GIBSON

Your engineer can work through that. You can also have the 6-foot wall, but it has to be a decorative wall along Florence. Do you understand that?

ARLENE JING

Definitely.

MOTION

JIM GIBSON

Okay. I think this makes sense in this neighborhood. It's one that has been here forever. There's no reason at this time to expect that anything different is going to happen in that neighborhood for some considerable time, and my motion would be to approve your application.

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.

ARLENE JING

Thank you so much.

35. WS-25-0593-KIM MICHELLE KYUNG IN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs (AE-60) Overlay. Generally located north of Cressida Court and west of Montessori Street within Spring Valley. MN/nai/kh (For possible action)

ACTION: HELD TO OCTOBER 22, 2025, PER THE BOARD OF COUNTY COMMISSIONERS.

SAMI REAL

Next is Item 35.

- Item 35, WS-25-0593. Waivers of development standards for the following: increase hardscape area; and driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs (AE-60) Overlay. Generally located north of Cressida Court and west of Montessori Street within Spring Valley.

TICK SEGERBLOM

Good morning.

MICHELLE KIM

Good morning. My name is Michelle Kim, address 567 East Fashion Creek Court, Murray, Utah. I am here to ask for a waiver for a increase of hardscape of my side yard and the front yard to 76%. Where 60%—

MICHAEL NAFT

I'm sorry, excuse me, Mr. Chair, if I could? This is not a current picture of that home.

MICHELLE KIM

Correct.

MICHAEL NAFT

Oh, okay.

MICHELLE KIM

Current picture.

MICHAEL NAFT

Okay.

MICHELLE KIM

I wanted to start off with what I used to have.

MICHAEL NAFT

Thank you.

MICHELLE KIM

But if you want to see the current picture, this is the current picture. Okay.

TICK SEGERBLOM

Thank you.

MICHELLE KIM

So, as I was saying, I am here to ask for an increase of hardscape to 76% where the 60% is the maximum requirement. And also another waiver for a driveway having no space in between the property line where it requires 6 feet. I used to have a desert landscaping. Prior to the desert landscaping, I used to have a tree and bushes on the front yard and a side yard. But overtime because of the Las Vegas heat they will die and I plant new bushes and a tree, but they will continue to die. So, I turned it into just a pebble rock

desert landscaping. And because I was getting too much weeds in between the desert landscaping, I will have a very hard time taking care of maintaining a nice pretty look in front of my front yard.

So, sometimes I will get a warning from my HOA (Homeowners Association) because I currently live in Utah and the house will be vacant time to time for like two to three months. Then in between those times the weed will grow and it was very hard for me to maintain them. And one day I saw one of my neighbor turning their side yard and putting concrete on their side yard to have a RV parking. So, I thought that would be a very good idea for me to turn my front yard and side yard into concrete where there's no more desert landscaping on the right side of the property. And I called HOA for an approval and they said they didn't have any regulations, and I can go ahead and do this. So, I did turn it into a concrete space of my side and front yard. And now the Clark County gave me a citation saying that the hardscape is more than 60% and there's no space in between the property sideline with the driveway.

TICK SEGERBLOM

All right. If that completes your presentation, does 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. I was actually prepared to be more lenient than I think I'm going to be now that I saw that before picture. Clark County code supersedes your HOA. So even if that is, your HOA doesn't have any rules, that doesn't exempt you from having to follow local laws.

MICHELLE KIM

Right. I didn't realize.

MICHAEL NAFT

The other challenge is this originated from a complaint, right? This wasn't proactive enforcement, it was a area of complaint.

MICHELLE KIM

Originated a complaint that— I have a tenant living in there right now and my neighbor complained of the noise not because of the hardscape.

MICHAEL NAFT

I understand, but that's what drew the attention of the county to it.

MICHELLE KIM

Yes. Correct.

MICHAEL NAFT

And then I guess a couple other questions that I might direct to Public Works, and now that I'm seeing this a little differently, if there's an RV there it looks like it's probably popping off of the curb. There's no driveway cut there.

MICHELLE KIM

But I didn't create this because I wanted to park an RV. I just put a concrete there so that way I have no issues with—

MICHAEL NAFT

Right. But what you've done is permanent and what you're asking for is permanent action here. So, I'm going to ask Mr. Papazian to weigh in on challenges related to the driveway or lack thereof.

ANTONIO PAPAIZIAN

You're correct, Commissioner. It appears there's a boat in the backyard and they are, you could tell by this picture they are going over the curb. It's darkened. I still believe they can make the turn using the driveway that exists. I think the issue with adding an additional driveway is they're not going to meet any of the standards to add a driveway in. They'd be ripping out a lot of that hardscape.

MICHAEL NAFT

I think if the issue was beautification, you might've done something more like pavers or something that would add to the aesthetic of the area. This does not do that. Here's what I'm going to suggest since I don't want to negotiate with you here at the podium. You should call my office. I'm going to ask that this be held for two weeks until we can sit down or get on the phone since you're out of state and talk about what your options might be. Since I'm not prepared to approve it today, I could deny it today, but if you'd rather sit down and discuss what some options might be, I'm willing to do that.

MICHELLE KIM

Okay. Of course.

MICHAEL NAFT

All right.

MICHELLE KIM

Sure.

MOTION

MICHAEL NAFT

Then my motion is to hold the item until the—

SAMI REAL

October 22.

MICHAEL NAFT

October 22 meeting. Thank you. And I would call me today, probably.

MICHELLE KIM

Call you.

MICHAEL NAFT

Yeah, Tiffany will, just hang out there and Tiffany will come introduce herself.

MICHELLE KIM

Okay.

MICHAEL NAFT

Thank you.

MICHELLE KIM

Call you today. Okay. Thank you.

TICK SEGERBLOM

All right, there's a motion to continue. 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.

(Companion Items 36, 37, 38, 39, and 40)

36. PA-25-700030-DM PYLE 2.50, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-10-8-25-4; COMPANION ITEMS 37, 38, 39, AND 40).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

SAMI REAL

Next are companion Items 36 through 40.

- Item 36, PA-25-700030. Plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.
- Item 37, ZC-25-0513. Zone change to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.
- Item 38, VS-25-0514. Vacate and abandon easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise.
- Item 39, WS-25-0515. Waivers of development standards for the following: increase retaining wall height; and reduce back of curb radius. Design review for proposed single-family development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.
- Item 40, TM-25-500127. Tentative map consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.

TICK SEGERBLOM

Good morning.

SUSAN FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a parcel located in the corner of Dean Martin [Drive] and Pyle Avenue. The zone right now is RS20, but we're asking to rezone to RS3.3.

The land use right now is MN. We're asking to go to LN. What we have here is a 16 single-family residential subdivision with 6.4 dwellings per unit. The lots range from 3,369 feet to 4,606 square feet with an average size lot of 3,843 square feet. Pyle and Dean Martin Drive will receive full off-site improvements including: curb, gutter, sidewalk, paving, and streetlights. We are asking for two waivers. One is for the reduction of the radius, and the other one is for a 4.5 [foot] retaining wall. We would like to thank Public Works for allowing us to continue with this application. With that I conclude my presentation and I'm here to answer any questions that you may have.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian, you want to chime in?

ANTONIO PAPAZIAN

Thank you, Commissioner. We'd like to delete one of our conditions. Lot 1 and Lot 16 to have a maximum driveway width of 12 feet. We're okay with the reduction of the back of curb radius. Pyle ends just to the east and if we were to have a Public Works project in the future, it would not impede or conflict with the back of curb reduction.

JUSTIN JONES

Great. Do you understand the modification?

SUSAN FLORIAN

Yes.

MOTION

JUSTIN JONES

Very good. I'll go ahead and move for approval of agenda Items 36 through 40 with Mr. Papazian's modification of conditions.

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

Everyone vote? All right. That motion passes. Thank you.

SUSAN FLORIAN

Thank you so much.

37. ZC-25-0513-DM PYLE 2.50, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 38, 39, AND 40).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-25-0514-D M PYLE 2 50, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 39, AND 40).

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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

39. WS-25-0515-D M PYLE 2 50, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 38, AND 40).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits 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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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;

- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. TM-25-500127-DM PYLE 2 50, LLC:

TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 38, AND 39).

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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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;
- 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 streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0053- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 41, 42, 43, and 44)

41. ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)

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

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 is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 41 through 44.

- Item 41, ZC-25-0541. Holdover zone change to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise.
- Item 42, VS-25-0543. Holdover vacate and abandon easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz

- Street; and a portion of right-of-way being Euclid Street located between Viking Road and Saddle Avenue (alignment) within Paradise.
- Item 43, WS-25-0542. Holdover waiver of development standards to reduce street landscaping. Design review for a proposed single family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise.
 - Item 44, TM-25-500135. Holdover tentative map consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here today on behalf of the applicant. We have with you a handful of applications. The site is actually located on two properties. Here is Viking [Road] to the north and Euclid [Street] splits the two properties in the middle. The site is master planned for up to eight units to the acre, so we are asking for a conforming zone change to RS3.3. In addition to that, we have applications for vacation to do a detached sidewalk and then a waiver, which I will talk about when I talk about the site plan. First, I want to spend a minute talking about how the application started in the changes that we've made.

When we originally appeared in front of the TAB, we had this site plan and it required two waivers. The waivers were waivers 1A and 1B in your staff report today, and that dealt specifically with allowing for lots on the east side of Euclid to face towards Viking. And as a result, we were asking that the waiver be allowed so that we could do a detached, or landscaping right adjacent to the road, detached sidewalk and then what amounts to be our front yard. And then we had the same condition with houses fronting on to Euclid on this side.

And subsequent to the TAB meeting, we did have a voluntary neighborhood meeting, and we've made some changes based upon what we've heard. We still have the same number of overall lots, but a couple of the things that we've done, I'll walk through. First of all, we can withdraw waiver 1A from WS-25-0542 because we no longer have lots that front towards Viking. On this particular property, we have now turned the lots that were originally fronting towards Viking, and we have turned them in towards our private street right here. Now as I talk about this particular site, I want to note Lot 21 here. Lot 21 is an existing home, or an existing lot with existing structures on it and that's going to remain. It isn't part of something new that we're building, so that's why that lot looks a little bigger than all of the rest of them. That's going to stay as is.

But the change on this side is that these lots were turned in to face towards this cul-de-sac. When you move over to the west side of Euclid, our original plan had a number of Lots 5 through 12 on our southern boundary. And this is one long property but the structure for the home is up closer to this side. But that was a concern for the property owner. So, on the revised plan we kind of turned it, and we put the lots that were originally on the south side, we have now placed on the west side of the site which is next to this commercial project right here. And then we've reduced, as a result, the number of lots that sit on the south side to address what the neighbor expressed as a concern on that side.

We did also through the neighborhood meeting and meetings with Commissioner Segerblom. We understand there's still concerns from the neighbors with the fact that these will be all two-story homes, and the number of lots that we're proposing, but we did agree, and if the Chair would like I could read

those into the record. We do have a number of conditions that we would like to add. Would that be okay?

TICK SEGERBLOM

Please.

JENNIFER LAZOVICH

Okay. So, the first is and again, these have been provided to Planning. But the first is, rear loaded lots on the southern boundary west of Euclid Street, which are Lots 9 through 12, will have a minimum rear setback of 22 feet. Code requires 15 feet and so we are increasing those rear yards to be 22 feet. Rear loaded lots on the eastern boundary east of Euclid Street, which is Lots 25 through 29, will have a minimum rear yard setback of 22 feet. So, on this side Lots 25 through 29, we're doing that increased rear yard from 15 feet to 22 feet. Rear loaded lots on the eastern boundary east of Euclid Street, which is Lots 30 and 31, will have a minimum rear setback of 18 feet. The reason why we couldn't get to 22 feet on these two lots is because of this cul-de-sac bulb.

So that pushes the house back a little bit, but we know we could do more than 15 [feet]. So, we're doing a minimum yard setback here of 18 feet on Lots 30 and 31. In addition, Lot 31 will have a minimum side yard setback of 15 feet on the south side of the house. Meaning it's the south side setback because there's another lot over here. So, our side yard will have a very large side setback of 15 feet on the south side on Lot 31. Builder will provide window coverings for Lots 9 through 12, which is west of Euclid Street, as well as Lots 25 through 31 east of Euclid Street on all rear-facing windows prior to occupancy of the home. So that's these lots right here as well as all of these lots on the side. The concern is a privacy issue with the existing residents who live there today, and sometimes when you move into a house, maybe there's a time lag before you put up your window coverings.

So, in this case the builder will provide that prior to occupancy of the home. Builder will also provide window coverings on Lots 8 and 31 on south side-facing windows prior to occupancy of the home. We have two— Again, this deals with this lot here, Lot number 8, and this Lot number 31, and it's their side windows. So those will have window coverings as well. We are also agreeing to a condition, no balconies are allowed on Lots 25 through 31. That's east of Euclid Street, and no balconies are allowed on Lots 8 through 12, which is west of Euclid Street right here.

The last two conditions are the new perimeter block wall along the southern boundary west of Euclid Street, to be a minimum of 6 feet 4 inches tall as measured from the proposed pad grade of applicant site. And that same condition will repeat on the east side, and it will read, "The new perimeter block wall along the eastern boundary east of Euclid Street to be a minimum of 6 foot 4 inches as measured from the proposed pad grade of applicant site." That's to ensure that we get a good height wall as you're standing there and not count any of the footings underneath. So, with those conditions included, I'd be happy to answer any questions.

TICK SEGERBLOM

All right, this is a public hearing. Can you also put up, or put back up the aerial photo of the neighborhood there?

JENNIFER LAZOVICH

I believe that too. Yes.

TICK SEGERBLOM

Yeah, great. Anyone here wishing to speak on the item, please come forward.

ROGER ELLISON

Good morning.

TICK SEGERBLOM

Good morning.

ROGER ELLISON

My name is Roger Ellison, 3965 Heldron Street, 89121. I'm here representing our community. I'm the HOA president and have been since 2007. We have some concerns with this. Our community has a 5 acre property. We have 15 homes that range between 2,800 and 4,000 square foot homes. The lot sizes are 10,000 square feet average. The homes that were built directly across from us by Lennar on a 5 acre property, they have 20 homes. Average size lots, 7,000 square feet. All of them are between 1,800 and 2,300 square foot homes, all single-stories. The newest lot construction on McLeod and Twain. There were several homes on McLeod and Twain that are about the same square footage with the same 7,000 square foot lot. Also, on Twain with the same builder with Lennar, they built exactly the same size lots with the same size home between the 1,500 and 2,300 square feet. All of them single-story homes. All of these sold in the last 18 months.

What we've heard, Commissioner Segerblom was there at our meeting, that at the end of that meeting he just told us, "This is a done deal." It's a done deal; it doesn't matter what we said. It was pretty disturbing. We didn't like that. That was uncalled for. We were pretty upset. Several of us walked out. Because there was no discussion. It was just like, "Sorry, this is done. I'm voting yes, too bad." Okay, great. With that being said, we didn't have any traffic study done on this yet. We haven't seen anything about a traffic study. With 30 new homes being introduced into the neighborhood, minimum of 60 new cars added to our community right down our residential side street.

Two days ago, I was making a left turn into my community, took me 3.5 minutes, I timed it, to make my left turn because the traffic already on Viking. And we're proposing to add minimum of 60 brand new vehicles on our street? We need to have some sort of traffic study done because this would add a burden to our street. It's tough. You can't let your kids walk down the street to the market. We have a brand new 7-Eleven market, the kids could walk there. I don't have children, but I do have neighbors that do. That street, Viking, is a very dangerous street and adding more vehicles, which there's already a problem when something happens on Flamingo. We would just like to know that our voices are being heard, and something could be done. Reduce the number of homes, make homes larger, and give them a little bigger lot, they will sell.

TICK SEGERBLOM

I'm sorry, could you point to on the map right there where your homes are, if you can see them?

ROGER ELLISON

We're down. Were just to the next—oh yeah, we're just to the next community. Right here. Our next community.

TICK SEGERBLOM

Thank you.

ROGER ELLISON

Members from the next community.

TICK SEGERBLOM

All right, anyone else wishing to speak on the item?

CHRISTINE BEECROFT

Good morning, Commissioners. My name is Christine Beecroft. I reside at 3943 Saddlewood Court, which is in the Cherrywood Townhomes II community. My street on Saddlewood Court will be affected by approximately seven homes that the builder is looking to build. I'm the current HOA president, and I'm here representing our neighbors as well. On the 25 of August, I received a notice about the hearing, and only had one day in order to come to the meeting as well as many of the people in the audience that were there. We only had one day of this particular notice. The consensus in the audience at that time was unanimous, not to pass this. As we had concerns about safety, traffic, and also the integrity of the neighborhoods. It was only towards the end of council's partial presentation did we learn that the homes projected to be built are all two-story homes within the price range of \$450,000 to \$550,000.

The Paradise TAB also raised concerns about the traffic and safety for this area and did not pass this application for the zone change. In addition, the Paradise TAB also recommended to have counsel and builder to set up another meeting for the affected homeowners, which was scheduled for September 8. Unfortunately, due to the meeting ending abruptly, we did not hear the rest of the presentation from the builder to know what the plans were going to be. Our area is older, it's well established with large lots, mostly single-stories, gated semi and custom homes. There's not a lot of two-story homes in our vicinity. Would communities such as the Scotch Eighty, or McNeil Estates allow 31 homes to be built in their neighborhoods? I don't think so. In addition to possibly adding additional homes along Viking and Euclid, you have the Eastern Courtyard Medical Plaza, which houses Desert Radiologist and several medical offices.

Desert Radiologist sees several hundred patients a day. Uses the overflow parking lot that is abandoned area off of Viking Street for their patients. It is impossible to get in and out off of Eastern and Viking during the day. Adding more homes is already going to add to the congested area and the safety issues that we safe [face] every day. There's accidents almost daily, cars speeding through stop signs, no traffic study has been done. And traffic is heaviest in the morning, afternoon, and evening when people are coming and going to school and work. Commissioner Segerblom, you stated to us that we have one of the best communities in Las Vegas, and we do, and we hope to keep it that way. This approval will not enhance our neighborhood communities, but will impede traffic, safety, and many other issues. Thank you for your consideration.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak?

CARLA BRENNER

Good morning. My name is Carla Brenner. I live at 3951 Saddlewood Court, Las Vegas, Nevada 89121, and I live in Cherrywood II. I'd like it noted at this time that on September 8, in our neighborhood meeting that was held to discuss this project, that our County Commissioner Tick Segerblom stated that the attendees, and I quote, "It's a done deal and I'm voting to approve." Leaving us his constituents feeling frustrated and defeated. The meeting abruptly ended. While I am not opposed to the redevelopment in my neighborhood, I do have concerns regarding the proposed rezoning and density to this change.

If Lot 21, and we just became aware that these lot numbers are changed, is remaining unchanged I have to ask this question. How does this align with the proposed redevelopment in becoming harmonious, or compatible with the area? This lot to the best of my knowledge is used as a business. I believe that allowing for 30 new homes, cars, and people to the area will cause an adverse impact on our community's

resources. Which are already facing multiple challenges including: homelessness, vagrants, that have threatened our neighbors, trash, light maintenance, theft, trespassing, and fires.

I'm not opposed to the development on the parcel west of Euclid, however, I do oppose the redevelopment on the parcel adjacent to my property. I believe that having a two-story behind my one-story home is not beneficial and will lead to a lower property value. We currently have a home that is for sale, and just in the last three months it's lost \$25,000 in value with a proposed community going behind it.

I oppose the rezoning in my district. I find it disheartening at this time and effort that it seemed wasted on September 8. My neighbors and I left—we were left with an impression that our County Commissioners had made up their minds. That our opinions did not matter and it seemed that any further discussion on our part was irrelevant. It is not always about making revenue in an area. As it was stated by our County Commissioner Segerblom on September 8. And I quote, "Nothing has come along. It's a done deal, and I'm voting to approve." Thank you for your consideration.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak? Seeing no one. We'll close the public hearing and ask Ms. Lazovich to come back up. So, with respect to that one lot, I've never heard that it was a business. Do you know if it's a—

JENNIFER LAZOVICH

I don't know. I would rely on the neighbors on what they see happening there. I know it looks like a house, but I don't know what happens on the inside.

TICK SEGERBLOM

You wanted to bring up— You have a picture of it? You have a picture we can look at it.

CHRISTINE BEECROFT

I do.

TICK SEGERBLOM

Okay. Can someone bring it forward?

CHRISTINE BEECROFT

Good day. My name's Christine Beecroft, and I just happened to have a PowerPoint presentation on the house that we're discussing. This is a house that's listed on Zillow for about \$1.6 million, and it is owned by a framing company, Z-I-L-L-I-N-G. I did look them up. They are a licensed company with offices in Nevada and also Utah. Even though that the house is residential, it runs as a business. They run a trust company for construction. So, at times we will see possibly three to five trucks every day on the property.

And it's called Zitting, Z-I-T-T-I-N-G Commercial Framing. They also have the luxury of having two large driveways for traffic, for their trucks to get out off of Euclid and also Viking. So how the builder is going to incorporate this, we don't have all the information presented to the homeowners yet on this. But that's what I have at this point.

SAMI REAL

Commissioners, I do want to verify that they do have a business license for a home occupation at the site for exactly the business that they're talking about. So, there are provisions that talk about, that they can't have any customers to the house, they can't have any employees come to the house. So, if they're doing

any of that, if it's being observed that they're violating code as it relates to home occupation. Then I would ask that that be reported to the Public Response Office [Code Enforcement] who can investigate and take care of that.

MOTION

TICK SEGERBLOM

All right. Well anyway, first off, I want to apologize to the neighborhood, I really acted inappropriately at that meeting. I did hear all your concerns. And frankly my concern, the reason I became so upset was the fact that \$450,000 houses are not appropriate for this area. To me, what I'm trying to do in our neighborhood, in your neighborhood is bring people back. You complain about the homelessness. You complain about all the things that deal with vacant property. So, we're trying to allow people who want to buy a house to want to return to the neighborhood, have kids, who live there, and be able to live there. And \$450,000 is not poverty, but that is the starter home in Las Vegas. And this is what we're trying to do is to fill up these little pieces of property that are infill and bring in quality people that live and work in this area.

So, I apologize for my tone. But that's honestly what, this [is] what we're doing. This developer, Signature Homes, is one of the best developers in Las Vegas. This is not a cheap product. These are 2,400 square foot houses, \$450,000 to \$550,000 cost in that neighborhood. So, end of the day, I've worked with the developer as far as extended to Viking. I did learn through this process that Viking is a potential problem as far as traffic and so we'll be working with that with Public Works to see if we can do something about traffic. But as you said, 600 people are going back and forth to the cancer center. This 30 homes is not going to make a big difference. And if it were 20 homes, would that help?

So, with that said, I'll approve the application. I think this is exactly what we want to do in Las Vegas is bring developers back into the city, fill up some of these holes, and then alleviate the homeless problem on these vacant lots. But I will work with the neighborhood as far as traffic goes. Anything else we can do to help your lifestyle. So, thank you so much for participating, and I'll make a motion to approve based upon that. And we'll look into that business and make sure that whatever it is that they're not allowed to actually have people come there.

SAMI REAL

And Commissioner, I just want to make sure that your recommendation also includes the conditions that Ms. Lazovich read into the record.

TICK SEGERBLOM

Yes. That we diligently worked on. Thank you.

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.

42. VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street located between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action)

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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

43. WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)

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

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Rear loaded lots on the southern boundary west of Euclid Street (Lots 9-12) will have a minimum rear yard setback of 22 feet;
- Rear loaded lots on the eastern boundary east of Euclid Street (Lots 25-29) will have a minimum rear yard setback of 22 feet;

- Rear loaded lots on the eastern boundary east of Euclid Street (Lots 30 & 31) will have a minimum rear yard setback of 18 feet;
- Lot 31 will have a minimum side yard setback of 15 feet on the south side of the house;
- Builder will provide window coverings for Lots 9-12 (west of Euclid Street) as well as Lots 25-31 (east of Euclid Street) on all rear facing windows prior to occupancy of home;
- Builder will provide window coverings for Lots 8 and 31 on south side facing windows prior to occupancy of home;
- No balconies are allowed on Lots 25-31 (east of Euclid Street);
- No balconies are allowed on Lots 8-12 (west of Euclid Street);
- The new perimeter block wall along the southern boundary west of Euclid Street to be a minimum of 6 feet 4 inches as measured from the proposed pad grade of applicant's site;
- The new perimeter block wall along the eastern boundary east of Euclid Street to be a minimum of 6 feet 4 inches as measured from the proposed pad grade of applicant's site;
- 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 - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction improvement project;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1A WAS WITHDRAWN.

44. TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)

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

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 - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction improvement project;
- 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;
- 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

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.
- Applicant is advised the address of 2515 E Viking Road shall be changed upon recordation of the final map.

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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 45, 46, and 47)

45. ZC-25-0585-HOGAN EDWARD F IV:

ZONE CHANGE to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action)

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

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 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0111- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 45 through 47.

- Item 45, ZC-25-0585. Zone change to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street north of Neal Avenue within Enterprise.
- Item 46, VS-25-0586. Vacate and abandon a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise.
- Item 47, WS-25-0588. Waiver of development standards to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street north of Neal Avenue within Enterprise.

MICHAEL NAFT

Chairman, if I could just, for the board's edification, I believe there was a posting error related to Item 46. So for the purposes of today's meeting we'll just be discussing Items 45 and 47. That'll be corrected and hopefully returned to us in two weeks.

SAMI REAL

Correct. Right. So, the Review Journal failed to post within their newspaper the vacation. So, the vacation cannot be acted on today, but you can act on Items 45 and 47, and then we'll bring the vacation back for the next meeting.

MICHAEL NAFT

Thank you.

TICK SEGERBLOM

Good morning.

WYN DAHLKE

Good morning. Wyn Dahlke with ACG Design, 4310 Cameron Street, here on behalf of the applicant. So, we're proposing a four lot residential subdivision. This is located directly east of the new South Career and Technical Academy. So that's the three-story magnet school that just went in. We're proposing four lots and what we're asking for is a reduction of setbacks. A couple of these lots have been extended, and just because of the cul-de-sac shape, we're asking for a reduction here, here, here, and here for the front. We're also asking for a zone change just to meet the lot sizes and requirements. We believe that we match similar four lots and residential subdivisions in the area. And just really hoping to infill this parcel with some homes that match and create a beautiful harmony in that area. So here for any questions you may have. 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. Turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. If there aren't any questions, I move for approval of Items 45 and 47, and we'll see the applicant again in two weeks.

SAMI REAL

Right. And then just to clarify the date, so the vacation Item 46 will be brought back on October 22.

MICHAEL NAFT

Thank you.

WYN DAHLKE

We'll see you on October 22. Thank you.

TICK SEGERBLOM

Have a good time in the meantime. 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.

46. VS-25-0586-HOGAN, EDWARD F. IV:

VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 22, 2025, PER STAFF).

47. WS-25-0588-HOGAN, EDWARD F. IV:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise. MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

- Applicant is 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0111- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 6. APPEAL

48. WS-25-0503-7675 MAGGIE AVE IRREVOCABLE TRUST ETAL & FEJE NEVADA, LLC TRS:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with an existing single-family residence on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain. MK/my/kh (For possible action)

ACTION: APPROVED (APPEAL DENIED).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Maximum 8 foot high wall along the east property boundary as measured from the low side;
- Walls along east and west property boundaries to be decorative.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org 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.

WAIVER OF DEVELOPMENT STANDARDS #2 IS NO LONGER NEEDED.

SAMI REAL

Next is Item 48.

- Item 48, WS-25-0503. Appeal waivers of development standards for the following: increase wall height; and allow a non-decorative wall along a street in conjunction with an existing single-family residents on 2.24 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Brent Lane and east of Coke Street within Lone Mountain.

Commissioners, this application was approved by the Planning Commission and appealed by a neighbor.

TICK SEGERBLOM

Good morning.

JOHN BRELAND

Good morning. My name is John Breland, 7670 Brent Lane. And we're applying for an increase in wall height. They wanted all the way around. And then there was a lot of finding out for me that the front wall has to be 3-foot with 5-foot to get to the 8-foot, and then we have to have decorative walls on the west and east walls. And they appealed. They didn't like the answer of the last time I was here so they appealed it, and I'm here to ask again if we can have decorative wall on the east and west wall. I'm done.

TICK SEGERBLOM

All right. Thank you. This appeal, do I go to Commissioner Kirkpatrick first, or do I have an opponent?

JIM GIBSON

Public hearing.

TICK SEGERBLOM

That's the public hearing.

ROBERT WARHOLA

Public hearing.

TICK SEGERBLOM

Is anyone here? All right, well, we'll close the public hearing, and turn over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Ironically, the person that appealed it is not here, and we've tried twice to reach out to her with no success. However, there's some clarifying things. So, it kind of works out for you guys today. So, we went out, we walked the property ourselves, and we seen why they might have concerns to the east of you. I think we agreed that we could have a 8-foot wall, interior wall, measuring on the low side, right? So, you're good with that?

JOHN BRELAND

Okay, so from their property elevation?

MARILYN K. KIRKPATRICK

Mm-hmm.

JOHN BRELAND

Okay.

MARILYN K. KIRKPATRICK

Only because for 30 years they've never had a fence, but we understand the privacy issue. Two, we support you finishing off, it's done well. There's tons of landscaping around it, doing the wall all the way around. But we do want it to be decorative. There's a lot of variables that you can do with that. What we don't want is what you have to the north of you. Remember I explained those 15-foot City of Las Vegas walls, we don't want those. So, we want you to be creative and however you make it look decorative so that it's just not a straight 14-foot. Not that it would ever be 14-foot, but a flat institutional looking wall. So, we think you guys know what you're doing, and you could do it nice to complete the rest of yours.

JOHN BRELAND

Okay. Can I reach out to you for verification of certain things? Are you okay with that?

MARILYN K. KIRKPATRICK

Absolutely. Yep. We're a phone call away.

JOHN BRELAND

Okay, thank you.

MOTION

MARILYN K. KIRKPATRICK

So, with that would be my motion to clarify those two pieces anyways now that it was brought back for an appeal. Is that clear as mud for you, Sami?

SAMI REAL

It is. I just have a couple additions. So, one is the project no longer requires waiver of development standards number 2, so that one doesn't need to be acted on.

MARILYN K. KIRKPATRICK

Correct.

SAMI REAL

And then there was a Planning Commission condition that was added to say, "The wall along Coke Street and the interior sidewall along the east property line will feature wrought iron for the top two feet of the wall." I just want to clarify that—

MARILYN K. KIRKPATRICK

We're undoing that.

SAMI REAL

Correct, that that will be removed, correct?

MARILYN K. KIRKPATRICK

Yes.

SAMI REAL

Yep.

MARILYN K. KIRKPATRICK

Decorative is a very broad term in the county, so that would be my motion.

JUSTIN JONES

Can I just have a question since we've got an ordinance coming up on some of this? Would our ordinance 55 have benefited this project in some way, or a different consideration?

SAMI REAL

This is different. These are increased wall heights along the side property lines to 8 feet. The ordinance that we have is addressing walls within the front property.

JUSTIN JONES

Got it.

TICK SEGERBLOM

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

MARILYN K. KIRKPATRICK

Thank you.

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.

49. WS-25-0533-AUED, BLAIR:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) reduce setbacks; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Single-Family Residential 20) Zone. Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor. TS/nai/kh (For possible action)

ACTION: APPROVED (APPEAL GRANTED).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review and to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Waiver of development standards #1 is only for the flying trapeze;
- No night practice past 9:00 p.m.;
- No business to be conducted on-site.
- 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.

SAMI REAL

Next is Item 49.

- Item 49, WS-25-0533. Appeal waivers of development standards for the following: increase accessory structure height; reduce setbacks; and reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor.

Commissioners, this application was approved by the Planning Commission and was appealed by the applicant.

TICK SEGERBLOM

Good morning.

BLAIR AUED

Good morning. Thanks for the opportunity to speak. My name is Blair Aued. I'm the applicant and homeowner at 541 Sari Drive. I just wanted to appeal a couple of the conditions that were put on our case at the public hearing. Should I list those conditions?

TICK SEGERBLOM

Yes, if you could.

BLAIR AUED

Sure. I wanted to appeal the condition requiring that we turf the entire area, the condition regarding lights on our property, and adjusting our practice hours from 8 p.m. to 9 p.m.

TICK SEGERBLOM

All right. If that completes your presentation, anyone here wishing to speak? Seeing no one, then I'm going to go ahead and editorialize. So, the applicant and her husband are trapeze artists at Cirque du Soleil. They have in their backyard a practice structure that they've created so that they maintain their craft, I guess we would call it.

BLAIR AUED

I have some video here if they would like to put the projector on.

TICK SEGERBLOM

This is an editorial. Please do that.

BLAIR AUED

This is my husband.

TICK SEGERBLOM

And she does it when she's pregnant. But just for effect, she brought the baby.

BLAIR AUED

Yeah.

SAMI REAL

Commissioners, and while you're watching the video, can I just clarify too that the condition that was added by the Planning Commission says ground cover for the whole backyard. That doesn't equate necessarily to turf. Ground cover can be rocks. It could be anything that's just covering the native exposed soil.

BLAIR AUED

I apologize for misspeaking, but I would like to appeal the condition regarding ground cover.

TICK SEGERBLOM

Okay. All right. We're watching this, and I think your husband can't be here because he is in Europe, I think.

BLAIR AUED

That's correct. Yes, he's working at a circus in Europe right now on a temporary contract.

MOTION

TICK SEGERBLOM

But anyway, this shows how fun it is with being in Clark County because we go from soup to nuts. But this is obviously a fantastic thing, and so I'm so proud to have you in my district. So anyway, I would approve votes for the appeal. We want to delete the light condition. We want to remove the turf condition for the whole backyard. We want to extend the practice to 9 p.m. if you need it. And then we're going to have a one-year public review. So, if the neighbors want to complain about this, they're free to come back, and we'll revisit it. But honestly, I just really wanted the Commissioners to see what goes on and how fun it is. And we're so proud of you, so thank you so much for what you do.

BLAIR AUED

Thank you very much. I appreciate it.

TICK SEGERBLOM

Okay, great. So that's my 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

And that motion passes. Thank you so much.

BLAIR AUED

Thank you.

SAMI REAL

Next—go ahead.

TICK SEGERBLOM

I said she is coming back after a little brief recovery. Thank you.

SEC. 6. AGENDA ITEM

50. AG-25-900739: Discuss the establishment of a Neighborhood Protection Overlay for a portion of Indian Springs and potential amendments to Title 30, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL

Next is Item 50.

- Item 50, AG-25-900739. Discuss the establishment of a Neighborhood Protection Overlay for a portion of Indian Springs and potential amendments to Title 30, and direct staff accordingly.

Commissioners, Commissioner Becker had requested that we put an agenda item on to discuss the potential creation of a new Neighborhood Protection Overlay for a portion of Indian Springs. And staff thought while we had this discussion item that we could also make some suggestions for some amendments that we would like to see.

Specifically, we would like to increase our sign fee. We currently charge about \$200, and the contract that we have for signs is a \$100 more than that and continuing to go up. So, we would like to increase that fee to be consistent with what we're seeing for the contract. And then we would like to expand the use and permissions for the administrative extension of time.

And then we would also, we've realized that in our cleanup what we did is, we did such a fantastic job clarifying when landscaping was required that we realized that we didn't ever have a requirement for landscaping along NDOT (Nevada Department of Transportation) highways or routes. And so, what we

would like to do is to ask that we have a requirement to apply the requirement for 10 feet of landscaping on NDOT routes. Generally, those have attached sidewalks, not detached sidewalks.

And then we wanted to also look into expanding the definition of light industrial uses. We have a number of light industrial areas that are experiencing more and more requests for, I would say kind of the non-invasive industrial uses such as injection molding. It's a much improved technology that's not invasive. It doesn't produce odors and other similar technologies.

We thought that we would also ask you during this time if you had any other requests for us to consider, and maybe I'll kick it off to Commissioner Becker first to talk about her Neighborhood Protection Overlay she's interested in.

APRIL BECKER

Yes. It was brought to my attention over the months by residents in Indian Springs that they would like to protect the original areas of Indian Springs. And I just had suggested that potentially we could discuss a protection overlay for the, I would call it a town area, the old town. And I don't have a map. I don't know if you have a map of what we're looking at or if—

SAMI REAL

It's generally the residential area that's south of the commercial area. What Indian Springs has been seeing lately is development north, to the east, and to the south, and then to the east is already the school, fire station. So, what the request was is that we do a Neighborhood Protection Overlay, very similar to what we see for the RNP (Rural Neighborhood Preservation) for that area that's still very rural, in the middle of Indian Springs.

APRIL BECKER

And they understand that Indian Springs is growing, and we are going to have homes out there and homes to provide for Creech Air Force Base. They want those people to be a part of their community, so they understand the town is growing, but they also want to protect what was there. Most of them were born there, they were grown up there, and they want to protect that area. And so, I'm just trying to work with them so that we can continue to grow but also preserve the areas that are important to the residents that have been there all their lives.

TICK SEGERBLOM

All right. Would anyone else have anything they wanted to add to this litany of changes? Oh, Commissioner Naft, sorry.

MICHAEL NAFT

There's probably a bit more coming. I don't know if, Mr. Papazian, I know you have quite a few that you wanted to suggest. I could suggest some of them or if you want to jump in so we're not repeating each other. You take it away.

ANTONIO PAPAZIAN

Thank you, sir. So, when the ordinance for detached sidewalk was approved and adopted, somehow we missed working through your office. We missed—we were still requiring attached sidewalks on frontage roads, so like the frontage roads adjacent to the I-215/Jerry Tarkanian and so on. So, we want to make sure that we delete that the frontage road requires attached sidewalk. We would like to be consistent and make sure it's all detached throughout.

The second one we would like to change is maybe some verbiage. Maybe make it a little bit more clear for the developer that public residential local streets within a single-family subdivision, we have right now that it's within a subdivision to be 48 feet. We would like to change within to maybe interior. We're actually still working with the verbiage, so it may not be that, but we'd like to change within a subdivision to say interior to a subdivision. There's been some confusion with that.

When we had the old Title 30, we actually had some verbiage in there for private access easement serving one dwelling unit with no frontage on a public or private street shall have a minimum width of 24 feet. We'd like to add that back. Somehow that got dropped off when we did the new Title 30. We would like to add that back in to ensure that people can still do a parcel map and we have that 24 feet of a drivable area to access the parcel in the back. We're still evaluating. Commissioner, we're still working with your office on those stub streets. We've had many conversation about how many dwelling units can be on a stub street, so we're still working on that.

MICHAEL NAFT

And related to that one, I just think we need to have some real dialogue with fire prevention and the fire chief on this.

ANTONIO PAPAIZIAN

Absolutely, yes. Still evaluating. We'll keep working with your office on that.

MICHAEL NAFT

The only other thing I would add, and I support all that, is examining the minimum road widths for residential neighborhoods. And I guess what I'm getting at here, and I don't think it's appropriate everywhere, but currently that's not waivable. What it leads to is we do a really good job leaving enough room for cars to park, cars to drive really fast, and make it for them to go really comfortable around residential roads. But as the front yard's getting smaller, the backyards are becoming less existent. We don't require sidewalks on both sides of the road, but we allow four lanes of traffic to flow freely through single-family residential neighborhoods. So, I'd just like to see a prioritization on all of the road users in residential communities, and I think you probably get there by a waiver process, realizing that there are some areas where that's not going to work. That's all I had.

TICK SEGERBLOM

Okay. JaWaan, do you agree with that?

MARILYN K. KIRKPATRICK

Mr. Chair, I have a couple of things. So, one, Sami, I'm not sure if you're aware, but Southern Nevada Water Authority came out with a new memo regarding irrevocable water rights and pool size. If we can review that and work through that process.

SAMI REAL

Correct. So, I am aware that they recently issued a memo indicating that the pool size limitation. It may not be appropriate for those that have the non-revocable water rights to be limited to their pool size if certain conditions are made. And then there's also a commitment from them on our agreement from them that they will not connect to public water unless they either reduce their pool size or essentially eliminate their pool if directed. So, we'll take that into consideration as we're reviewing the pool permits.

MARILYN K. KIRKPATRICK

No, I'd like you to address that. And then two, I'm curious, Antonio, the school district is about to go out with their big bond. We've approved on debt management the ability for them to go out with another

\$400 million, and I would like to see if any new schools come along that it's a one-way circular around the school. I would like to talk about that because here's the problem. I can't regulate stupid. I just can't because at the end of the day, everybody should know there's no U-turns in front of the school. They do it every single day all day long. I can't remind them that children are going to be walking at the crosswalks, but if there's a way to keep the traffic only going one way that makes it harder for them. I mean somebody's going to try it.

And I know, Commissioner Naft, you and I have talked about this, but if they're going to go out with new schools, by all means this has got to be the time to turn the conversation on how people get in and out of a school. I'm even to the point I'm okay with car lines at this point. I do the car line every morning myself. And you know what? There's 15 kids on the street, and we have had how many since school started a couple of months?

MICHAEL NAFT

We're at 76. 76 since school.

MARILYN K. KIRKPATRICK

76. That's crazy. But if we could address the code today. So, I don't care if they're a charter school, regular school, preschool, but we now have got to do something because we can't regulate stupid at this point. I know that'll make a headline and I'm not trying to—

TICK SEGERBLOM

Can we ever regulate stupid?

MICHAEL NAFT

The principals are allowed to close their school to circulation, leaving the problem entirely in the public domain's hands. So, I agree with you. We've got to figure out—

MARILYN K. KIRKPATRICK

Well, right now, it's up to every principal gets to decide, right? That's a problem.

MICHAEL NAFT

Correct. Correct.

ANTONIO PAPAIZIAN

I was just going to mimic what Commissioner Naft said, the principal—I won't get into that, but maybe—

MICHAEL NAFT

Maybe I guess I would offer it is an agenda item on our working group with the school district and law enforcement that Director Bennett and Superintendent Ebert have put together, so we can push that to the top of the list.

MARILYN K. KIRKPATRICK

Bring it up? Okay, perfect. I'm just saying if we need a code change to, if we see a bunch of schools, I'm likely to not— I'm likely to be very vocal if they come and bring a project before us that shows you know a 80-foot street where they're going to be zooming up and down.

ANTONIO PAPAZIAN

We do make them—on the new schools, we make them do a queuing analysis. And we like to see that they have on-site drop-off and pick-up at least on the new schools. I think that makes it safer when it's on-site.

MICHAEL NAFT

I'm trying to bite my tongue a little bit, but we also allow queuing—

MARILYN K. KIRKPATRICK

Okay, I'll stop talking, but you know my point.

MICHAEL NAFT

—in the bike lane, which we had a fatality because of this week. So anyway.

MARILYN K. KIRKPATRICK

I will leave it alone, but I just, I don't think the bike lane's big enough either. State law says it's got to be 3 feet, and 3 feet is not enough room for anything. But if we're talking about roads, let's do something.

JUSTIN JONES

Mr. Chair. Ditto on the schools. One of the schools that is on the list is Mountains Edge High School, and currently the only access to it is Cactus, which just widened, and people zoom down it at 60 miles an hour. So, if that's where those kids are going to be exiting out, it's completely surrounded by our own regional park. And so, we're in coordination with them to make sure that it is coordinated with what we've got going on at Mountains Edge Regional Park.

But I just want to circle back on the detached sidewalks. I just want to include some language in there as we go through. Just as an example, Spring Mountain Chinatown overlay and that we're going to have some alternative pedestrian realm type sidewalk configurations over there. That there's a waiver process or an ability for the default to still be detached sidewalks on those types of areas, but that there's an opportunity for developers to work with the county on alternative ways to do that. That aren't just a standard 5-5-5 detached sidewalk. So, I think that applies in the stadium district also.

ANTONIO PAPAZIAN

Noted. Thank you.

TICK SEGERBLOM

All right. Ms. Real, is there anything else?

SAMI REAL

I have been directed.

SEC. 6. INTRODUCTION OF ORDINANCES

51. ORD-25-900377: Introduce an ordinance to consider adoption of a Development Agreement with Gomer 11 LLC for a single-family residential development on 2.52 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, OCTOBER 22, 2025, AT 9 A.M. (BILL 10-8-25-1).

SAMI REAL

So, we have ordinances for introduction that I'd like to read in. First one is Item 51.

- Item 51, ORD-25-900377. Is an ordinance to consider an adoption of a Development Agreement with Gomer 11 LLC for a single-family residential development on 2.52 acres.
- Item 52, ORD-25-900568. Is also an ordinance to consider the adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 19.4 acres.
- Item 53, ORD-25-900702. Is an ordinance for introduction to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 16, 2025.
- Item 54, ORD-25-900756. Is an ordinance to consider the adoption of a Development Agreement with 46 8 Acre Investors LLC and South Valley Investors LLC for a multi-family development.

And we ask that public hearing be set for October 22, 2025. And then I have also an ordinance for introduction, but I have a read into the record due to us accidentally and inadvertently removing language during the drafting of the proposal. So, ordinance—Item 55.

- Item 55, ORD-25-900774. Is to introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, make corrections and clarifications as appropriate, and providing for other matters properly related thereto.

The correction that we have to read into the record is again to add some language back that we inadvertently removed. That language would be in section five of the ordinance **B-1-I-A**. We'd like to add the following: a fence may be increased up to 6 feet if decorative; and then in the RS80, RS40, RS20, and RS10 districts, a 6-foot-high wall is permissible along collector and arterial streets. With that, we ask that you set the public hearing for these ordinances for October 22, 2025.

TICK SEGERBLOM

All right. I'll introduce the ordinances and set the public hearing for October 22, 2025.

52. ORD-25-900568: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 19.4 acres, generally located south of Mistral Avenue and east of Lindell Road within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, OCTOBER 22, 2025, AT 9 A.M. (BILL 10-8-25-2).

53. ORD-25-900702: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 16, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, OCTOBER 22, 2025, AT 9 A.M. (BILL 10-8-25-3).

54. ORD-25-900756: Introduce an ordinance to consider adoption of a Development Agreement with 46.8 Acre Investors LLC and South Valley Investors LLC for a multi-family development, South Valley Apartments Project, on 19.48 acres, generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/ja (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, OCTOBER 22, 2025, AT 9 A.M. (BILL 10-8-25-4).

55. ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, OCTOBER 22, 2025, AT 9 A.M. (BILL 10-8-25-5).

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

All right. This is the last period for public comment. Anyone wishing to speak on any item, Ms. Coleman included, you can come forward.

MARGARET ANN COLEMAN

Yes. Good afternoon. I'm back. My name is Margaret Ann Coleman, and the reason why here, there was an item the other day you was trying to make an agreement upon is a wage increase to a doctor. They're supposed to do his job for the care of the people. I want that deleted, and I wanted to address it.

Second of all, my name is Margaret Ann Coleman, and I am reality. I'm supposed to be rich. Why is there a criminal matter concerning me being a receiver concerning my court order A204984 and my rent for garnishment concerning execution wages and salary. I want to know where is my 13 checks that was signed by the President of today. That was an exemption 139 item. Trump did his job, and you refused to give me those checks.

Second of all, my living arrangements, I don't feel as though you should be in control of it because you have put me in a street. That I have to clean out my storage that had been sitting for 18 years trying to get into 1316 Wizard that I have addressed you I own and has been rejected of being the owner. I'm addressed that for being on the streets today trying to clean my storage space so then I can eliminate some of the items. I want answers from you. You have been in control, and you have put me down and my kids. I am tired of not being able to take care of my children. You have taken my \$3 million that I worked trying to find (inaudible) use and put it into the Courtyard. I do not want to live in the Courtyard. I do not want to live in my storage space. This is one reason why I come here. I'm sorry that I help you get these seats and you are not entitled to take care of my problems. I am supposed to be rich.

Then you guys better get it together in order to give me money. \$86,000 was collected concerning my house with all your lies creating airborne and being a partnership of it. You lived on Wizard, each one of

you, except for Commissioner McCurdy II. And also my next door neighbor, Commissioner Michael Naft, (inaudible). I'm tired of this. I need to get back. I need to get to a hospital myself. I'm tired of pulling. I need my money. So, when are you guys going to get it in order?

TICK SEGERBLOM

Thank you, Ms. Coleman. Your time is up.

MARGARET ANN COLEMAN

My question is when are you going to get it in order?

TICK SEGERBLOM

Anyone else here wishing to speak? Seeing no one else—Oh, there's someone. I'm sorry. Come on up.

NANCY MATHENY

My name is—

TICK SEGERBLOM

I think they shut the mic off too. Hold on. Can the—

NANCY MATHENY

Hello?

TICK SEGERBLOM

There you go.

NANCY MATHENY

Okay. My name is Nancy Matheny. I live at 7810 Mount Angel Drive in the neighborhood that borders agenda items 18 through 21. Were those tabled or did I—they were not?

TICK SEGERBLOM

No, they were passed.

MICHAEL NAFT

Those were passed.

NANCY MATHENY

They were all passed?

MICHAEL NAFT

I'd be happy to talk to you about it, but yes.

NANCY MATHENY

Okay. I just have a bunch of questions, and I'm happy to just not take everybody's time.

MICHAEL NAFT

I'll come visit with you in just a moment.

NANCY MATHENY

Yeah, okay. Thank you.

TICK SEGERBLOM

All right. So, we're over, but did we have a legal briefing? So, we have a closed-door session, so we're adjourned.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:59 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.

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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